



STATEMENT REGARDING HISTORICAL SIGNIFICANCE of the LESTER HAYDEN HOUSE

The Lester Hayden house, constructed in 1924, is one of 104 contributing resources within the Mount Gilboa/Crescent Hill Local Historic District (LHD), established in 1991. Descriptions of the house and the Mount Gilboa Conservation Area are included in a Local Historic District study report, completed in 1991.

Some participants in of the stakeholders in the public process the Mount Gilboa Feasibility Study process have questioned the architectural or historical significance of the house, based on information in an inventory form (Form B), prepared in 1980, prior to the LHD study report and establishment of the LHD. Inclusion in the LHD requires that a resource (in this case, a building) possess architectural and/or historical significance, and the Lester Hayden house was determined in the study report to possess both.

Since the form was created, standards for preparation of inventory forms documenting buildings, landscapes, and other resource types have been updated by the Massachusetts Historical Commission (MHC). This was highlighted in Arlington's 2019 Historic Preservation Survey Master Plan (Broomer and Frontiero): *As MHC survey standards have evolved, inventory form documentation has become more detailed and complex. On the technical side, narrative architectural descriptions are now required, historical research is expected to place the inventoried resource in the context of the broad patterns of the town's development, photographs should reflect current conditions, and digital location maps – ordinarily excerpts of a town planning map – have now replaced hand-drawn sketch maps on the inventory forms.* The Arlington Historical Commission, keeper of the town's inventory of historic and cultural resources, has adopted these new standards for all inventory work since the completion of the Survey Master Plan.

Updated inventory forms for both resources (Form B-Building and Form H-Parks & Landscape) will be prepared as part of the Mount Gilboa Feasibility Study adhering to the updated standards. The forms will then be reviewed by members of both the Arlington Historical and Historic Districts Commissions who will need to affirm the resources' significance, before acceptance by the town and final submittal to MHC.

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

084.0-0002-
0002.0

ARL.K,
ARL.BE

ARL.64

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: Arlington

Place: (*neighborhood or village*):
Arlington Heights

Address: 1 Mt. Gilboa Road

Historic Name: Lester Hayden House and Garage

Uses: Present: vacant

Original: single-family residential

Date of Construction: 1924 (house), ca. 1935 (garage)

Source: building permits

Style/Form: Craftsman

Architect/Builder: Lester Hayden/Custance Bros.

Exterior Material:

Foundation: stone

Wall/Trim: brick/brick

Roof: fiberglass composition shingles

Outbuildings/Secondary Structures: garage

Major Alterations (*with dates*): Addition on east side of house (1938); replacement window sash on house (21st c to be confirmed)

Condition: good

Moved: no ☐ yes ☒ **Date:** 1958: garage moved to a different location on-site

Acreage: 1.8 acres

Setting: Situated on a hilltop in the center of a 10-acre conservation area, surrounded by a densely developed residential neighborhood dating principally from the late 19th and early 20th centuries.

Photograph



Photo 1. Façade (north) and west elevations.

Locus Map (north is at the top)



Recorded by: Wendy Frontiero and Martha Lyon,
preservation consultants

Organization: Town of Arlington

Date (*month / year*): March 2024

INVENTORY FORM B CONTINUATION SHEET

ARLINGTON

1 GILBOA RD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

ARL.K, ARL.BE

ARL.64

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Mount Gilboa is one of the three major hills in Arlington, and the second highest at 312 feet. The Lester Hayden House occupies an L-shaped parcel at the summit of Mount Gilboa. It is located on the east side of Park Place, between Crescent Hill and Madison avenues. Beginning at the intersection of Park Place and Crescent Hill Avenue, the dead-end Gilboa Road is essentially the driveway for the house. The property is part of a multi-parcel, ten-acre conservation area owned by the Town of Arlington (see Form H, ARL.XXX). The steep, rocky parcel comprising 1 Gilboa Road rises to the southeast from Park Place and slopes precipitously downward from the back of the house. A concrete drive with remnants of concrete curbing curves upward from the intersection of Park Place and Crescent Hill Avenue, terminating between the house and its companion garage. (Photos 2 and 3) The entrance to the driveway is marked by pyramidal-topped concrete posts, and a metal sign bearing the name "Gilboa Road" hangs from a tree nearby. Most of the lot is covered with woodland. The topmost section of the driveway is paved with asphalt.

Lester Hayden House (1924)

The Hayden House is a cubical main block, facing north (towards Park Place), with small extensions on the east and south (rear) elevations. Measuring 30 by 30 feet, the main block appears to grow out of the surrounding ledge, rising 2½ stories above a high rubble foundation to a hipped roof. There are two brick chimneys: one exterior on the west elevation and one interior, rising above the east slope of the roof towards the front of the building. The north, east and south slopes of the main roof each have a long, slender, center dormer with a hip roof. Brick walls are laid in running bond, with a soldier course at the base, immediately above the foundation. The deep roof eaves feature a flat stock, wood fascia board and exposed rafters with simply shaped ends; there are no gutters. Windows typically have rectangular openings and 8/1 or 6/1 replacement sash, occur singly, are usually vertically aligned between stories, and are trimmed with header brick sills and soldier brick lintels. Basement windows on the east, north, and west sides of the building are set at the top edge of the foundation and typically appear to have awning window sash.

The asymmetrical façade, fully one story above grade, is dominated by a monumental, curved staircase built of brick with concrete caps on a fieldstone foundation. (Photos 1 and 6) Square brick piers punctuate the top and bottom of the stairway and an intermediary landing; bronze lanterns surmount their concrete caps. (Photos 1 and 7) The façade itself has a recessed doorway set east of the center point, with a single-leaf wood door within an arched opening with a brick lintel. (Photo 7) The entrance is flanked by a small horizontal window on the east and a double-hung sash on the west; the second storey has two double-hung sash. Windows are vertically aligned in the western bay of the facade.

The west elevation is symmetrically fenestrated around an exterior chimney that diminishes in width as it ascends from floor to floor and is flanked by a single window on each side. (Photo 4) The rear (south) elevation has a one-story sunporch with a roof deck on the second storey. (Photo 5) Porch windows have a pair of 8/1 replacement sash windows on the west and east elevations and narrower, 6/1 windows on the symmetrical south elevation, flanking a single-leaf, modern door. The porch roof is flat and has a flat stock wood fascia, narrow wood cornice molding, and projecting roof joists with decoratively shaped ends on the west and east elevations. The second story deck has a modern lattice railing. The south elevation of the main block has single, vertically-aligned windows in the eastern bay, and a door to the porch-top deck in the western bay of the second storey.

The east elevation of the main block has three bays, including a projecting, two-storey high center pavilion. (Photo 6) Each bay typically has a single, vertically-aligned window on each storey. A one-storey addition (1938) constructed on the north side of this elevation has a hip roof, a rubble foundation, and brick walls and trim detailed to match the main block. Its south-facing entrance, displaying an historic wood door, is accessed by an L-shaped staircase with fieldstone support walls, poured concrete steps, and (possibly original) pipe railings. The top landing of the staircase shelters two single-leaf historic doors below, one

INVENTORY FORM B CONTINUATION SHEET

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accessing the basement of the main block and another accessing the basement of the addition. Brick pathways lead from the driveway to the staircase and to the basement doors. A low, curved fieldstone retaining wall with mortared joints and a concrete cap connects the base of the main entrance staircase and the northeast corner of the addition. (Photos 1 and 6) Dry laid fieldstone walls define several terraces ascending the slope to the west of the house. (Photo 10)

The interior of the Hayden House features plaster walls and ceilings; wood floors; unpainted, molded wood baseboards, cornice trim, and door and window casings; and a simple straight staircase between the first and second storeys. At least one built-in cupboard exists. Interior spaces and detailing appear remarkably intact and well preserved. (Photos 11, 12, and 13)

Lester Hayden Garage (ca. 1935)

Situated opposite the house, near the top of the driveway, the two-car Garage is a nearly-square (20 by 22 feet), one-storey structure with a hip roof. (Photos 8 and 9) Designed and detailed similar to the house, it has deep eaves with decoratively-shaped rafter ends, brick walls with a soldier course base, and single, rectangular window openings. Windows retain their historic 6/1 wood sash, header brick sills, and soldier course brick lintels. Door lintels are also trimmed with soldier course bricks. Elevations are typically symmetrical. The façade (southwest elevation) has two garage doorways with ramped concrete thresholds and vertical-board wood doors, each with a row of four window panes (now blocked-in) across the top. The side and rear elevations each have a single, center window; the southeast elevation also has a single-leaf, vertical-board door toward the front of the elevation. The interior of the Garage features a concrete slab floor, exposed brick walls, and exposed wood roof framing.

Well preserved and well maintained, the Lester Hayden House and Garage are modest yet handsome examples of early 20th century residential architecture in Arlington. The buildings are notable for their unique siting, spectacular views from the house, simple massing, brick construction, bold roof eaves, intact fenestration (and historic window sash on the garage), and the dramatic entrance staircase on the façade of the house. The retention of many landscape features—including the driveway layout and materials, the retaining walls in front and to the west of the house, and the integration of the architectural design with the character of the site—is both remarkable and distinctive in Arlington.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Prior to European settlement, Mount Gilboa was likely a hunting and gathering ground for indigenous people. During the colonial period, this part of Arlington—the northwest corner—was principally farmland, and the land on Mount Gilboa appears originally to have been utilized as wood lots. The area was sparsely settled with farmhouses before the late 19th century; dry laid stone walls marking early agricultural parcels survive on Mount Gilboa today. A grid of streets with speculative housing was proposed here as early as 1872 but failed to attract buyers and then fell victim to the financial Panic of 1873. The Mechanics Cooperative Association (later the Boston Building Club) resumed the development effort in the mid 1870s, marketing the lots to working people and tradesmen for moderately-priced homes. The Association's cooperative form of land and home ownership was progressive for the period. Development of the Crescent Hill neighborhood that surrounds the Hayden House today was most intense between 1880 and 1930 and included a wide variety of house types and styles. For the 2.14 acres (18 lots) covering the development's highest point, the Association envisioned an open space that was referred to as "Crescent Hill Park" in property deeds as late as the 1910s. A park at the summit of Mount Gilboa was finally realized in the 1960s.

In 1919, the 18 lots at the top of Mt. Gilboa were purchased for \$1,800 by Lester N. Hayden (1884-1962). At that time, Hayden and his widowed mother, Ellen M. Hayden, were living nearby at 19 Crescent Hill Ave. Ellen M. Hayden (1854-1935) was born in England and married to Edward Hayden, who was described as an "action maker" in Lester's birth record. She lived with her son in Cambridge and Arlington until her death. Lester Newton Hayden, who reported his schooling to have ended after the ninth grade, is typically identified as a mechanical draftsman. Hayden appears to have spent most if not all of his career with Carr Fastener Company. Founded by Frederick Carr in 1908, Carr Fastener was one of the leading industries in early 20th century Cambridge. It was known nationally and internationally for its fasteners used in consumer and industrial applications (including automobiles, clothing, sporting goods, electronics, appliances, furniture, luggage, and military equipment) and for lubrication devices for vehicles and manufacturing machinery. In 1930, the company had more than 500 employees and capital of \$2 million. Orra Stone's 1930 *History of Massachusetts Industries* stated that it was one of the largest employers in

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Cambridge and "one of the biggest producers of fasteners in the world." (Stone 1930: I-863). In 1929, Carr Fastener merged with United States Fastener Company of Boston, forming the United-Carr Fastener Corporation. United-Carr was subsumed by the aerospace company TRW Corporation in 1969; its Cambridge factory operated into the early 1980s.

Lester Hayden (then about 51 years old) married Ruby A. Garnier (1902-1996), in 1935, the same year that his mother died. The couple lived at 1 Gilboa Road with their two children, William (b. ca. 1937) and Martha (b. ca. 1941), until Lester's death in 1962. The 1940 U.S. Census records that Henrietta Stetson, a 45-year-old widow, lived with the family in that year.

The building permit for the house is dated 1924. Lester Hayden is listed as the owner and architect; Custance Brothers of Lexington is identified as the builder. The estimated cost was \$12,000. Skilled in drawing, Hayden's involvement in the siting and design of the house is evidenced by photographs he took of the property in 1923 and an elevation sketch of the house that he superimposed on one of the photographs. (See Figure 1.) *The Arlington Advocate* recorded local interest in construction of the house:

"Many inquiries have been made relative to the building now being erected on the top of Mount Gilboa. The new structure, which is of brick, is visible for miles. Inquiry has brought the information that the building is a modern house being erected by Lester Hayden, for his occupancy. " (*Arlington Advocate*, 29 Aug 1924: 5)

The builder, Custance Brothers, Inc., is a general contracting firm established in Lexington in 1911 as a general contractor. The founders, brothers Theodore and Howard Custance, were natives of Nova Scotia. The MACRIS database lists 19 resources associated with Custance Brothers, approximately half of which are residences in Lexington. The remainder include churches in Melrose and Chelmsford, banks in Bedford and Lexington, a sorority house at Wellesley College, and two projects at Mt. Auburn Cemetery; approximately half of the properties listed in MACRIS are houses in Lexington. Theodore's son Robert, the second owner of the business, had the company build a house for him in Lexington in 1948 that was designed by the nationally known modern architect, Hugh Stubbins. The survey form for the Robert Custance House states that the company is "noted for its construction of many of the churches and homes in Lexington." (LEX.2284: cont. sheet 2). Custance Brothers is still in business, after moving to New Hampshire in 2000.

The Lester's move into the house was noted in the *Arlington Advocate* in November 1924. Ever vigilant, the newspaper also noted in the spring of 1928 that "Mr. Lester Hayden is having a cement road put in from Crescent Hill avenue to his house on Gilboa road." (*Arlington Advocate*, 11 May 1928: 5) In 1930, Hayden purchased an additional 1.07 acres abutting his original 2.14 acres, bringing his holdings on Mount Gilboa to a total of 3.21 acres. Hayden is named as the owner, architect, and builder on the permits for the garage in 1935 and the addition to the house in 1938.

Hayden family tradition holds that Lester hired unemployed men during the Depression to help build the exterior staircase and possibly the driveway entry posts at Park Place, and that he fabricated several features associated with the house, including the bronze lamps and sign at the end of the driveway. (Further research is required to confirm these attributions, especially construction of the exterior staircase.) Family history also reports that at the onset of World War II, Ruby Hayden received calls from neighbors saying that "peeping toms" were roaming about the property. The men were discovered to be U.S. Army soldiers setting up searchlights intended to intercept communications between German U-boats off the coast of Massachusetts and sympathizers on land. The Haydens cleared out their basement and housed and fed the troops in their house from November 1941 to March 1942.

Four months after Lester Hayden died in 1962, his widow, Ruby, sold the property to Albert F. Rourke (1925-1989) and Ellen M. Rourke (d. 1996) of Somerville, Mass. Little is presently known of the Rourke family, which included six children. Albert seems to have been employed as a laborer in Somerville and Boston. Within a few years, the Town of Arlington began advocating for the purchase of land on Mt. Gilboa, reviving the 1870s vision of creating a park with trails, picnic areas, and scenic views. The *Arlington Advocate* reported on 9 February 1967 that

"An article seeking purchase of the proposed park land, now privately owned, is in the upcoming Town Warrant...The newly-formed Arlington Conservation Commission identified more than six acres circling the slopes of Mt. Gilboa with magnificent views of downtown Boston... Mt. Gilboa looks today as it did when the Menotomy Indians slipped through the shadows of its trees... Mt. Gilboa is already a fine place for picnics, it is grand with a memorable view and, if publicly owned, could be a haven for students of nature and for scouts. In spite of its steep slopes, a bicycle path could be laid out in a great sweep around the hill[,] and it would offer recreation to all Arlington citizens as well as the Heights residents who now enjoy it."

Continuation sheet 3

INVENTORY FORM B CONTINUATION SHEET

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1 GILBOA RD

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In June of 1967, the town acquired 7.01 acres (5 parcels) bordering the west, south, and east sides of the former Hayden property to be reserved for conservation purposes. Purchase of the 3.21 acres that included the Hayden House and Garage took place in October of 1990, at a cost of \$675,000 to the town. Creation of the Mount Gilboa/Crescent Hill Local Historic District ensued the following year, and the Lester Hayden House was included as a contributing resource. The town made modest upgrades (including a new roof and windows) and rented the house for residential use until 2021, at which time it became vacant. The Lester Hayden House and Garage are presently being evaluated as part of a feasibility study for Mount Gilboa, under the auspices of the town's Department of Planning and Community Development and the Arlington Conservation Commission.

The buildings and landscape at 1 Gilboa Road are historically significant for their associations with the early development of the Crescent Hill neighborhood, catering to residents of relatively modest means; for their isolated setting on an atypically large lot, reflecting its challenging topography; and for the house's singular, hilltop location with 360-degree views.

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INVENTORY FORM B CONTINUATION SHEET

ARLINGTON

1 GILBOA RD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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SUPPLEMENTAL IMAGES



Photo 2. View up the driveway of 1 Gilboa Road from Park Place, looking southeast.



Photo 3. View down the driveway, looking northwest. Exterior staircase to the house on the left; garage out of view on the right.



Photo 4. West elevation of the house.



Photo 5. South elevation of the house.

SUPPLEMENTAL IMAGES

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Photo 6. East and façade (north) elevations of the house.



Photo 7. Main entrance on the façade (north elevation).



Photo 8. Garage: Façade (southwest) and side (southeast) elevations.



Photo 9. Garage: Rear (northeast) and side (northwest) elevations.

INVENTORY FORM B CONTINUATION SHEET

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SUPPLEMENTAL IMAGES



Photo 10. Terraces and dry laid retaining walls to west of the house.



Photo 11. Interior of the house: Living room.



Photo 12. Interior of the house: Main staircase.



Photo 13. Interior of the house: Dining room.

INVENTORY FORM B CONTINUATION SHEET

ARLINGTON

1 GILBOA RD

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SUPPLEMENTAL IMAGES



Figure 1. Lester Hayden design sketch superimposed on a photograph of the site, ca. 1923.

FORM H – PARKS AND LANDSCAPES

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number

84-1-9, 84-2,
84-2-1, 84-2-2A,
84-3-1, 84-3-2,
84-3-16, 84-6-6

Area(s)

Form No.

ARL.XXX
(see
ARL.64)

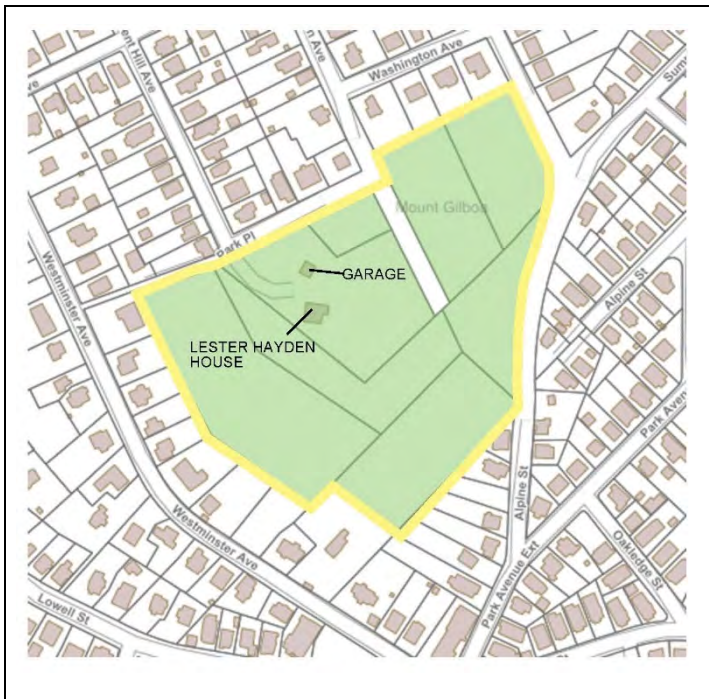
Forms within

Photograph



Photo 1. An igneous rock outcropping located on the southwest slope of Mount Gilboa. From here, views across the Town of Arlington are possible..

Locus Map (north is at top)



Town/City: Arlington

Place (*neighborhood or village*): Arlington Heights

Address or Location: 1 Gilboa Road; 0 Gilboa Road;
0 Hill Avenue; 0 Madison Avenue; 0 Orient Avenue;
0 Summit Street; 0 Alpine Street

Name: Mount Gilboa

Ownership: ☒ Public ☐ Private

Type of Landscape (*check one*):

- | | |
|--|---|
| <input type="checkbox"/> park | <input type="checkbox"/> farm land |
| <input type="checkbox"/> green/common | <input type="checkbox"/> mine/quarry |
| <input type="checkbox"/> garden | <input type="checkbox"/> training field |
| <input type="checkbox"/> boulevard/parkway | |

☒ other (*specify*): Conservation & Recreation Area

Date or Period:

ca. 1875: 2.14 acres on Mount Gilboa reserved for a park as part of 78-acre Crescent Hill development

1924: Lester Hayden house and garage constructed

1967: 7.01 acres purchased by Town of Arlington

1990: 3.21 acres purchased by Town of Arlington

Sources:

Arlington Advocate

Arlington Annual Town Reports, 1967, 1990, 1991

Middlesex County Registry of Deeds

Landscape Architect: N/A

Location of Plans: Unknown

Alterations/Intrusions (*with dates*):

Condition: Good

Acreage: 10.2 Acres

Setting: Residential neighborhood; surrounded by Park Place (north), Madison Avenue (east), Alpine Street (south) and Westminster Avenue properties (west)

Recorded by: Martha Lyon, preservation consultant

Organization: Town of Arlington

Date (*month / year*): December 2023

INVENTORY FORM H CONTINUATION SHEET

ARLINGTON 1 GILBOA ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

ARL.XXX

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

VISUAL/DESIGN ASSESSMENT

Describe topography and layout. Note structures such as bandstands, gazebos, sheds, stone walls, monuments, and fountains. Note landscaping features such as formal plantings, agricultural plantings, and bodies of water. If possible, compare current appearance with original.

Context/Setting

Located in the Arlington Heights neighborhood in the northwest corner of the town and reaching 312 feet above sea level at its highest elevation, Mount Gilboa is the second highest point next to Turkey Hill (351 feet). Nestled within the densely populated Crescent Hill neighborhood, the 8-parcel, roughly trapezoidal-shaped 10.2-area property is edged by both residential streets and private property back yards. On the north, Park Place defines two thirds of the edge and the back yards of houses on Washington Avenue abut the remaining one third. Residents' rear property lines edge the entire west and south sides, while Alpine, Summit, and Orient Streets rim the east edges. The narrow widths of Park Place, Alpine Street, and Orient Street provide little to no space for visitors to Mount Gilboa to park their vehicles, limiting access to users from outside the neighborhood.

Topography/Hydrology

Dominated by outcroppings of igneous bedrock, Mount Gilboa's landform ranges in steepness from moderate to severe. Easier terrain covers Mount Gilboa's lower elevations along west, south, and east sides, as well as the north side between Crescent Hill and Madison Avenues. Moving inward from the edges, grades, punctuated by several outcroppings, increase the steepness. The highest point lies near the property's geographic center and holds the Lester Hayden House. From here, long views are possible through the deciduous tree cover across the Town of Arlington and as far away as Boston. Drainage throughout the site corresponds to the slopes, with surface water flowing more rapidly over steeper grades. Scattered among the outcroppings are several depressions which may hold water seasonally but would not classify as wetlands or vernal pools.

Entrances/Circulation

Visitors to Mount Gilboa may enter by vehicle at one location, or on foot at six different spots. The vehicular entrance lies along the north property edge on Park Avenue, opposite the end of Crescent Hill Avenue. Created by Lester Hayden as a driveway into his private home, this concrete-covered route snakes gently up Mount Gilboa's north slope, ending in an asphalt cul-de-sac near the summit. Concrete curbing has been placed along the driveway edges to control stormwater flow. Pedestrian entrances, or "trailheads," lie along Park Avenue, Alpine Street, Orient Avenue, and Madison Avenue. At each, the Arlington Conservation Commission has placed a green and white wooden sign holding the words "MOUNT GILBOA ARLINGTON CONSERVATION LAND." At the Park Avenue entrance, a wooden kiosk holds chalk and bulletin boards posting trail maps and provide space for visitors to leave thoughts. The trail alignments generally follow the natural contours of the land, with short vertical switch-back segments connecting the longer horizontal segments, and the varied terrain offers a diversity of hiking experiences. The trail rimming the lower elevations of the site contains gentler grades and a well-worn path. As hikers traverse the higher elevations, they must navigate around rock outcrops and boulders and the trails are less well-defined. The entire length of the trail network at Mount Gilboa measures just under 0.75 mile.

Plants

Unmanaged woodland covers much of the 10.2 acres with the dominant tree species being oak (*Quercus spp.*). Stands of white pine (*Pinus strobus*) extend along the base of the western slopes, and to the east of the Hayden house site. Cherry (*Prunus*), cedar (*Juniperus*), staghorn sumac (*Rhus typhina*) and blueberry (*Vaccinium*) appear in smaller quantities throughout the woodlands. Along both sides of the driveway leading to the house and garage, laurel (*Kalmia*) fills the woodlands, and a mass of fern grows near the north side of the house. English ivy (*Hedera helix*) and periwinkle (*Vinca minor*) have infiltrated the woodlands near the Alpine and Summit Street edges.

Landscape Details

INVENTORY FORM H CONTINUATION SHEET

ARLINGTON 1 GILBOA ROAD

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In addition to the geological features and flora discussed above, Mount Gilboa retains several landscape details that are reminders of previous inhabitants and uses. To the east of the Hayden house are the lichen-covered remnants of a dry laid fieldstone wall, likely dating to the early 1800s when northwest Arlington was largely farmed. Pyramidal-topped concrete blocks, located at the end of the driveway, mark the entrance to the former Lester Hayden house, and a metal sign bearing the name "Gilboa Road" hangs from a tree nearby. Remnants of military-related structures that stood on the site during World War II may be present in the landscape to the east of the house.

Lester Hayden House and Garage (ARL.64)

Constructed in 1924, the Lester Hayden house is a two-story brick masonry structure with fieldstone foundation, designed in the Craftsman style. The pyramidal-roofed two-car garage, also constructed of brick, sits to the northeast of the house. Refer to Form B, Building (ARL.64) for details about the two structures.

HISTORICAL NARRATIVE

Discuss history of use. Evaluate the historical associations of the landscape/park with the community.

The cultural history of Mount Gilboa dates to the earliest days of settlement in Arlington, known at the time as Menotomy (Algonquian for "swift running water") and later West Cambridge, when much of the land was farmed. Local tradition holds that after navigating uneven terrain for many miles, farmers of western towns traveling to sell produce at Boston markets would reach the base of Mount Gilboa and know that the most difficult stretch of their journey had ended. The name "Gilboa" is traceable to mid 18th century deeds, and the land on Mount Gilboa appears to have originally been wood lots, accessible by a colonial era way known as Scotland Road. In 1775, the rocky mass marked the beginning of a skirmish between the British and militias from surrounding towns, as evidenced by a British cannon ball, excavated from the site in 1899. On April 19th, after fighting in Lexington and Concord, 1,800 British troops retreated eastward, reaching Menotomy and the base of Mt. Gilboa. Here, they were confronted by 1,700 Minutemen from thirty towns who had stationed themselves in houses along the route to Boston. The British Commander, Lord Percy, ordered his men to clear every dwelling in the troops' path. The bloody skirmish left 73 British soldiers dead and 174 wounded; at 25 colonists died and ten were wounded. A monument to this event, known as "Foot of the Rocks" (ARL.936) lies below Mt. Gilboa to the south.

Early-mid 19th century maps of Arlington suggest that the town's northwest corner was largely unsettled during that time, with the exception of a few farms. Dry laid stone walls, constructed of rock gathered during the making of farm fields, remain on Mount Gilboa today. As early as 1872, a speculative development was platted for land on Mount Gilboa, but lots failed to sell. Two years later, the effort re-emerged to develop the town's northwest corner for housing on land described in the May 23, 1874 edition of the Arlington Advocate as some of the most striking in New England:

"There is probably no more attractive an area within ten miles of Boston than Crescent Hill, as it has been named. It is elevated land, commands an extensive view of the surrounding county in all directions, and has all the advantages of a clear bracing air and a healthy climate. At the southeastern extremity of the estate is a beautiful pine grove, in the center of this is Gilboa rock, a relic of the past. From this point an observer can see with the naked eye the blue peaks of Monadnock, and the Berkshire hills, while towards the east the eye feasts on a broad expanse of bright and picturesque scenery, to be equaled in any other part of New England...All of these and more can be seen from Gilboa rock, and on this elevated eminence it is proposed to lay out a park, in an area about two and one-half acres, with an observatory for the use of those who will erect buildings on the lots which will be offered."

The Mechanics Cooperative Association (later the Crescent Hill Improvement Association) spearheaded the development effort, creating 8,000 square foot home lots across 78 acres, and marketing the lots to "working men." For the 2.14 acres (18 lots) covering development's highest point, the association envisioned a park. While it is unclear whether such an open space amenity was created, reference was made to "Crescent Hill Park" in deeds associated with the property as late as the 1910s.

In 1919, Lester H. Hayden (1884-1962) purchased the 18 lots and 2.14 acres for \$1,800. Born in Cambridge in 1884, Hayden worked as a mechanical draftsman for the Carr Fastener Company (also in Cambridge). He likely had a hand in siting and designing the house, as evidenced by photographs he took of the property in 1923 and an elevation sketch of the house he

Continuation sheet 2

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superimposed on one of the photographs. Custance Brothers, a woodworking firm from Lexington, may have contributed to the house and garage construction, which was largely completed in 1924 (see ARL.64). In 1930, Hayden purchased an additional 1.07 acres abutting the original 2.14 to the west, south, and east, bringing his holdings on Mount Gilboa to 3.21 acres. Hayden family lore holds that Lester hired unemployed men during the Depression to help build the exterior staircase and possibly the driveway entry posts at Park Place, and that he made several features associated with the house, including the bronze lamps and sign at the end of the driveway. In 1934, he married Ruby Garnier and the couple had two children who grew up in the house. At the onset of World War II, Ruby received calls from neighbors saying that "peeping toms" were roaming about the property. The men turned out to be U. S. Army soldiers, setting up searchlights intended to intercept communications between German U-Boats roaming the waters off the coast of Massachusetts and sympathizers on land. The Haydens cleared out their basement, and housed and fed the troops from November of 1941 until March of 1942.

Lester Hayden died in July of 1962, and following his death, Ruby moved away to live closer to family members. In November of the same year, Albert F. and Ellen M. Rourke purchased the 3.21-acre Hayden property. Soon afterward, the Town of Arlington began advocating for the purchase of land on Mt. Gilboa, again to create a park with trails, picnic areas, and scenic views. The February 9, 1967 edition of the Arlington Advocate reported:

"An article seeking purchase of the proposed park land, now privately owned, is in the upcoming Town Warrant...The newly-formed Arlington Conservation Commission eyed/identified "more than six acres circling the slopes of Mt. Gilboa with magnificent views of downtown Boston...Mt. Gilboa looks today as it did when the Menotomy Indians slipped through the shadows of its trees...Mt. Gilboa is already a fine place for picnics, it is grand with a memorable view and, if publicly owned, could be a haven for students of nature and for scouts. In spite of its steep slopes, a bicycle path could be laid out in a great sweep around the hill and it would offer recreation to all Arlington citizens as well as the Heights residents who now enjoy it."

In June of 1967, the town acquired 7.01 acres (5 parcels) bordering the west, south, and east sides of the former Hayden property to be reserved for conservation purposes. Purchase of the additional 3.21 acres, including the Hayden house and garage, took place in October of 1990, at a cost of \$675,000 to the town. Creation of the Mount Gilboa/Crescent Hill Local Historic District ensued the following year, and the Lester Hayden House was included as a contributing resource. The town rented the house and made modest upgrades (including a new roof and windows) until 2021 at which time it became vacant. The surrounding acreage, designated as conservation land, became an open space amenity, largely frequented by residents of the Crescent Hill neighborhood. Users created a series of trails through the property, and the Arlington Conservation Commission placed identification signs at several trailhead locations.

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Deeds (Middlesex County Registry)

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- Book 6166, Pages 468-469, 11/16/1937
- Book 10167, Page 385, 2/6/1962
- Book 11604, Page 414, 11/20/1968
- Book 20842, Page 60, 10/30/1990

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- October 23, 1875
- April 8, 1876
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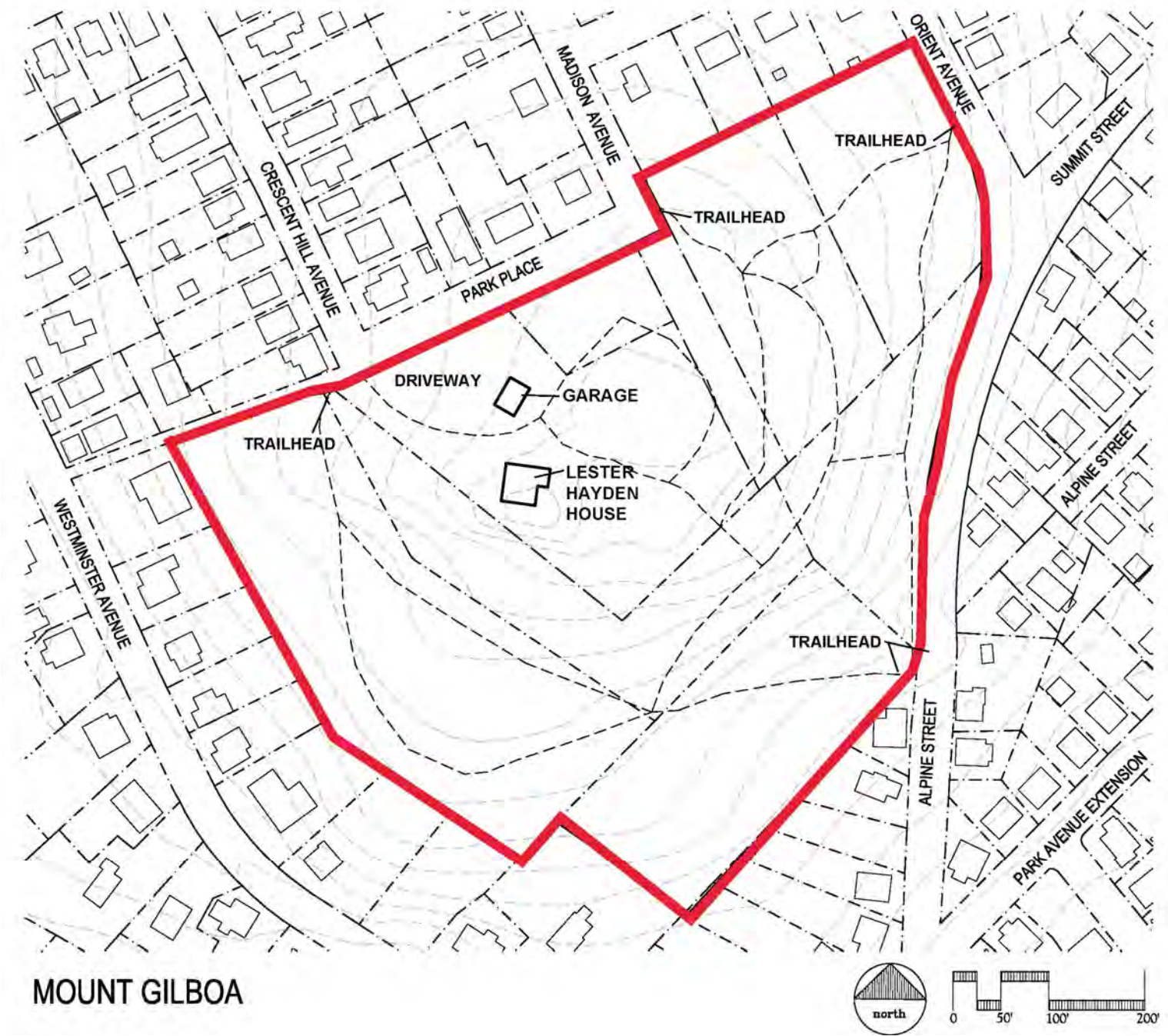
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SKETCH MAP



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SUPPLEMENTARY IMAGES



Photo 2. Trailhead located off Park Place, near the northwest corner of the property



Photo 3. View of the City of Boston from Mount Gilboa's southeast side



Photo 4. Remnant stone wall in the Mount Gilboa woodlands



Photo 5. Hiking trail leading from the Park Place trailhead into the Mount Gilboa woodlands

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SUPPLEMENTARY IMAGES



Photo 6. Exterior staircase of the Lester Hayden house, taken from the bottom, looking south



Photo 7. North façade of the Lester Hayden house, taken from the east side, facing northwest



Photo 8. South façade of the Lester Hayden house, taken from the north side, facing south



Photo 7. South side of the garage, looking north

Mount Gilboa Conservation Area
Arlington, Massachusetts

CHAIN OF TITLE

(Southern Middlesex County Registry of Deeds)

Deeds

Book 4320, Page 393, December 31, 1919, Amelia Elder, trustee of will of H. Thomas Elder to Lester N. Hayden, 2.13 Acres

Book 5521, Page 563, December 6, 1930, Christie J. Murray to Lester N. Hayden, 1.07 Acres

Book 6166, Page 468, November 16, 1937, Lester N. Hayden to Lester N. and Ruby A. Hayden, 3.21 Acres

Book 10167, Page 385, November 6, 1962, Ruby A. Hayden to Albert F. and Ellen M. Rourke, 3.21 Acres

Book 11604, Page 414, November 4, 1968, taken through eminent domain by the Town of Arlington, Parcels A through E, 7.01 Acres

Book 20842, Page 60, October 29, 1990, Stephen P. Rourke/One Gilboa Road Realty Trust to Trust for Public Land, 3.21 Acres

Book 20842, Page 62, October 29, 1990, Trust for Public Land to Town of Arlington, 3.21 Acres

Designation of Lands for Conservation Purposes

Self-Help Program Project Agreement for acquisition of 6.18 acres of land to be used for conservation and passive recreation, November 5, 1978

Article 49, Arlington Town Meeting Warrant, vote to purchase 3.21 acres on Mount Gilboa for conservation purposes, April 1990

Balcolm, Conservator, and acknowledged the foregoing instrument to be his free act and deed as Conservator as aforesaid, before me, Joseph E. Worcester, Justice of the Peace. - - - - -

Middlesex ss. Dec. 31, 1919. 12h. 22m. P.M. Rec'd & Recorded.

I, Emma C. Oliver of Shirley, Middlesex County, Massachusetts, being unmarried, for consideration paid, grant to Annie M. Desmond of the said Shirley, with MORTGAGE COVENANTS, to secure the payment of two thousand dollars on demand with six (6) per centum interest per annum payable semi-annually as provided in my note of even date, the land in SHIRLEY, Massachusetts. A certain tract of land with the buildings thereon, situated on the Northerly side of Main Street in said Shirley, and bounded:- Westerly by land now or formerly of the heirs of one Farnsworth; Northerly and Easterly by land now or formerly of Frank L. Keith and Southerly by said Main Street. Said premises are the same premises conveyed to me by Charles H. Balcolm by two deeds respectively as Conservator and Trustee of even date to be recorded herewith. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale. Orren W. Oliver, husband of said mortgagor release to the mortgagee all rights of CURTESY AND HOMESTEAD and other interests in the mortgaged premises. WITNESS my hand and seal this twenty-sixth day of December, 1919. Emma C. Oliver (seal) Orren W. Oliver (seal) Witness to both, Joseph E. Worcester. COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. December 26, 1919. Then personally appeared the above named Emma C. Oliver and acknowledged the foregoing instrument to be her free act and deed, before me, Joseph E. Worcester, Justice of the Peace. My Commission expires 19. - - - - -

Middlesex ss. Dec. 31, 1919. 12h. 22m. P.M. Rec'd & Recorded.

I, Amelia Elder, trustee under the will of H. Thomas Elder, late of Arlington, County of Middlesex, Massachusetts, deceased, by the power conferred by said will and every other power for eighteen hundred (1800) dollars paid, grant to Lester N. Hayden, of said Arlington, the land in said ARLINGTON, bounded and described as follows: A certain parcel of land situated on Madison Avenue, Park Place and an unnamed Street in said Arlington and bounded: Northerly by said Park Place and the end of said unnamed street about three hundred fifty eight (358) feet; Easterly on said Madison Avenue three hundred five (305) feet; Southeasterly on land of persons unknown, about two hundred (200) feet and Southwest-

OLIVER et al
to
DESMOND

See Discharge, Page 47, P. 1220

ELDER, Tr.
to
HAYDEN

* * * * *
* U.S. *
* Rev. *
* Stamp *
* \$2.00 *
* A.E.Tr. *
* Dec. 30 19 *
* * * * *

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erly on land of persons unknown four hundred three (403) feet. Containing ninety two thousand eight hundred fifty (92850) square feet and comprising lots one (1) to eighteen (18) consecutively inclusive in Block "I" being the whole of Block "I" on plan recorded with Middlesex South District Deeds, Book of Plans 101 Plan 7, including the fee of said street. Said premises are shown and marked "Crescent Park" on another plan recorded with said Deeds, Book of Plans 30, Plan 1. WITNESS my hand and seal this thirtieth day of December, 1919. Amelia Elder, Trustee (seal) COMMONWEALTH OF MASSACHUSETTS. Middlesex, ss. December 31, 1919. Then personally appeared the above named Amelia Elder, Trustee, and acknowledged the foregoing instrument to be her free act and deed, before me, Edwin D. Sibley, Justice of the Peace. My Commission expires March 26, 1925. - - - - -

Middlesex ss. Dec. 31, 1919. 12h. 50m. P.M. Rec'd & Recorded.

HAYDEN

to

ELDER, Tr.

I, Lester N. Hayden of Arlington, Middlesex County, Massachusetts, being unmarried, for consideration paid, grant to Amelia Elder, Trustee under the will of H. Thomas Elder, late of said Arlington, deceased, with MORTGAGE COVENANTS, to secure the payment of eight hundred (800) dollars payable as follows: One hundred dollars a month, beginning February 1, 1920, the whole of said sum being payable in eight months without interest, as provided in a note of even date, the land in said ARLINGTON, bounded and described as follows: A certain parcel of land situated on Madison Avenue, Park Place and an unnamed street in said Arlington and bounded: Northerly by said Park Place and the end of said unnamed street about three hundred fifty eight (358) feet; Easterly on said Madison Avenue three hundred five (305) feet; Southeasterly on land of persons unknown about two hundred (200) feet and Southwesterly on land of persons unknown four hundred three (403) feet. Containing ninety two thousand eight hundred fifty (92850) square feet and comprising lots one (1) to eighteen (18) consecutively inclusive in Block "I" being the whole of Block "I" on plan recorded with Middlesex South District Deeds, Book of Plans 101, Plan 7, including the fee of said street. Said premises are shown and marked "Crescent Park" on another plan recorded with said Deeds, Book of Plans 30, Plan 1. Being the same premises conveyed to me by deed of Amelia Elder, Trustee, of even date and to be recorded herewith. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale. WITNESS my hand and seal this thirtieth day of December,

Cambridge, May 1-1920
I acknowledge full satisfaction for the debt secured by this mortgage and do hereby cancel and discharge the same.

Amelia Elder, Trustee

Attest:

Edwin D. Sibley, Justice of the Peace

of December 1930. - - - - -

J. Warren Killam Jr.

} Ernest F. Perkins

} Eaton H. Perkins

COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. Melrose December 5, 1930.

Then personally appeared the above-named Ernest F. Perkins and acknowledged the foregoing instrument to be his free act and deed, before me, J. Warren Killam Jr., Notary Public. (Notarial seal) My commission expires June 2, 1933. - - - - -

Middlesex ss. Dec. 5, 1930. 8h. 59m. A.M. Rec'd & Recorded.

I, Joseph C. Baril of Wakefield, Middlesex County, Massachusetts, being married, for consideration paid, grant to Wakefield Savings Bank, a corporation duly established under the laws of the Commonwealth of Massachusetts with MORTGAGE COVENANTS, to secure the payment of twelve hundred Dollars in one year with six per centum interest per annum payable quarterly as provided in my note of even date, the land in WAKEFIELD Middlesex County, Massachusetts, with the buildings thereon, being lots numbered 20 and 21 as shown on a plan of Crystal Lake Park recorded with Middlesex South District Deeds in plan book 195 plan 25 and together bounded: Easterly by Woodland Road, sixty feet; Southerly by lot 19, on said plan, eighty-five feet; Westerly by land of owners unknown, sixty feet; and Northerly by lot 22, on said plan, eighty-five feet. Being the same premises conveyed to me by Charles H. Woodman, Tr. by deed dated May 23rd, 1924 and recorded with Middlesex South District Deeds in book 4735 page 30. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the statutory power of sale, and I, Mary L. Baril wife of said mortgagor release to the mortgagee all rights of DOWER AND HOMESTEAD and other interests in the mortgaged premises. WITNESS our hands and seals this fifth day of December 1930. Joseph C. Baril (seal) Mary L. Baril (seal) THE COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. December 5th 1930. Then personally appeared the above-named Joseph C. Baril and acknowledged the foregoing instrument to be his free act and deed, before me, Eden K. Bowser, Justice of the Peace. - - - - -

Middlesex ss. Dec. 6, 1930. 8h. 59m. A.M. Rec'd & Recorded.

I, Christie J. Murray, of Arlington Middlesex County, Massachusetts, being unmarried, for consideration paid, grant to Lester N. Hayden of said Arlington with QUITCLAIM COVENANTS A certain parcel of land situated in said ARLINGTON, and bounded and described as follows: Begin-

BARIL

to

WAKEFIELD
SAVS. BK.

See Discharge, B 64505, P. 28

MURRAY
to
HAYDEN

ning at a cement bound situated eighteen (18) feet westerly from the junction of the southerly side line of Park Place and the westerly side line of a street called Crescent Hill Avenue (said southerly line of Park Place being situated forty (40) feet distant southeasterly from the northerly line of said Park Place and parallel thereto, said northerly line of Park Place being shown on a Plan entitled "Plan of Land in Arlington belonging to the heirs of Samuel Lewis", Whitman & Breck, Surveyors, dated May, 1882, and recorded with Middlesex South District Deeds, Book of Plans 44, Plan 14;) Thence southeasterly along the land of the grantee, four hundred seven (407) feet more or less to the southerly line of the said grantee's present land; Thence northeasterly along the southerly line of said grantee's present land about two hundred twenty-two (222) feet more or less to the center line of a street called Madison Avenue shown on said plan; Thence southerly at an acute angle of approximately 54° with said southerly line of the grantee's present land, eighty-two (82) feet more or less to the northerly corner of land owned by James Lydell or others as shown on said plan; Thence southwesterly along the northwesterly line of said Lydell's land, two hundred thirty-one (231) feet more or less to the northeasterly side line of a street called Hill Avenue on said Plan; Thence northwesterly, and on a curve to the right, and then northwesterly again, but more northerly, along said northeasterly line of said Hill Avenue about four hundred ninety (490) feet to the southerly side line of said Park Place extended westerly (said southerly side line of Park Place being located as hereinbefore described); Thence easterly along said southerly side line of said Park Place extended as above described about ten (10) feet to the point of beginning; Containin approximately 46,800 square feet. Said premises being shown with other land on said plan. Including all my right, title and interest in the fee of all streets, if any, included in said description. Being a portion of the premises conveyed to Charles A. Murray by James A. Bailey, Junior, by deed dated Dec. 2, 1914 and recorded with said Deeds, Book 3937, Page 10

WITNESS my hand and seal this fifth day of December 1930. Christie J. Murray (seal) Witness Arthur J. Wellington. COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. Dec. 5th, 1930. Then personally appeared the above-named Christie J. Murray and acknowledged the foregoing instrument to be her free act and deed, before me, Arthur J. Wellington, Justice of the Peace

Middlesex ss. Dec. 6, 1930. 9h. 2m. A.M. Rec'd & Recorded.

NEEDHAM
CO-OP. BK.
DISC. MORT.

KNOW ALL MEN BY THESE PRESENTS That The Needham Co-operative

Northwesterly by Lot 5 on said plan, seventy-nine and 80/100 (79.80) feet; containing 3591 feet. Being the same premises conveyed to the said Charles A. Johnson by deed under power from George W. Foster, dated July 2, 1914, recorded with Middlesex South District Deeds, Book 3896, Page 502. Second. A certain parcel of land with the buildings thereon situate in said Medford, on the easterly side of Grant Avenue, so called, and being Lot #21 on a Plan of House Lots in Medford, belonging to Ephraim Adams et als, Trustees, by J. O. Goodwin, Surveyor, dated March 1892, and recorded with Middlesex South District Deeds, Book of Plans, #77, Plan #31, and bounded as follows, to wit: Westerly on said Avenue, fifty-five (55) feet; Northerly by Lot #22 on said plan, ninety-nine and 16/100 (99.16) feet; Easterly by lot #17 on said plan, fifty-five (55) feet; and Southerly by lots #19 and #20 on said plan, ninety-eight and 93/100 (98.93) feet; containing 5447 square feet. For title see deed of Edward M. Robinson and Ellen F. Robinson to Emma I. Woodside, dated October 23, 1906, recorded with Middlesex South District Deeds, Book 3264, Page 455, also will of said Emma I. Woodside, Middlesex Probate Records, Case #212257. This deed is given without payment of monetary consideration. Being the same premises conveyed to me by Charles A. Johnson et al by deed of even date, recorded herewith. WITNESS my hand and seal this second day of November 1937. Pauline F. Cushman THE COMMONWEALTH OF MASSACHUSETTS Suffolk ss. November 2, 1937 Then personally appeared the above named Pauline F. Cushman and acknowledged the foregoing instrument to be her free act and deed, before me, Edward W. Bancroft Justice of the Peace ----- Middlesex ss. Nov. 16, 1937. 2h.44m.P.M. Rec'd & Recorded.

HAYDEN

to

HAYDEN et ux

Lester N. Hayden, of Arlington, Middlesex County, Massachusetts, being married, for consideration paid, grant to Lester N. Hayden and Ruby A. Hayden, husband and wife, as joint tenants, both of Arlington, with WARRANTY COVENANTS the land in that part of ARLINGTON called Arlington Heights bounded and described as follows: Northwesterly by Park Place, 368 feet, more or less; Northeasterly by Madison Avenue, 305 feet more or less; Southeasterly by a line extending to the center line of Madison Avenue about 20 feet; Easterly by a line which makes an acute angle with the last mentioned line of approximately 54°, 82 feet more or less; Southeasterly again by land now or formerly of James Lydell, 231 feet, more or less; and Southwesterly and Westerly by a curved line formed by the Northeasterly line of a street called Hill Avenue about 490

4

See Book 16104 Page 427

feet; Containing approximately 139,650 square feet. The Northerly portion of the premises is shown as all of Block "I" and is comprised of lots 1 to 18 both inclusive and an unnamed way, shown on a plan recorded with Middlesex South District Deeds, Book of Plans 101, Plan 7, and includes the fee in said way; and was conveyed to me by deed of Amelia Elder, Trustee, dated December 30, 1919, recorded with said Deeds, Book 4320, Page 393. The Southerly and westerly portion of the premises was conveyed to me by deed of Christie J. Murray, dated December 5, 1930, and recorded with said Deeds, Book 5521, Page 563, and reference may be had to Book of Plans 44, Plan 14. WITNESS my hand and seal this 16th day of November 1937 Lester N. Hayden, THE COMMONWEALTH OF MASSACHUSETTS Middlesex ss. November 16, 1937 Then personally appeared the above named Lester N. Hayden and acknowledged the foregoing instrument to be his free act and deed, before me, Edward J. Magrath Notary Public My commission expires Nov. 13, 1942. - - - - -

Middlesex ss. Nov. 16, 1937. 3h.0m.P.M. Rec'd & Recorded.

I, Edward Scott of Newton, Middlesex County, Massachusetts, for consideration paid, grant to George Robertson and Frances G. Robertson, husband and wife as tenants by the entirety, both of Boston, Suffolk County, Massachusetts with QUITCLAIM COVENANTS A certain parcel of land with the buildings thereon situated in NEWTON, Middlesex County, Massachusetts, being shown as Lot 1 at the corner of Greenwood Street and Littlefield Road, on a plan entitled "Plan of Land in Oak Hill, Mass." Everett M. Brooks, C.E., dated May 21, 1936 and recorded with Middlesex South District Deeds, Book 6031, Page 330, and bounded and described as follows: Southeasterly by Greenwood Street, one hundred three and 86/100 (103.86) feet; Easterly by the curved intersection of Greenwood Street and Littlefield Road, thirty-seven and 87/100 (37.87) feet; Northeasterly by Littlefield Road, ninety-six and 06/100 (96.06) feet; Northwesternly by Lot 2 on said plan, one hundred twenty-one and 83/100 (121.83) feet; and Southwesterly by land now or formerly of Anna C. Barry, ninety and 17/100 (90.17) feet. Containing 12,770 square feet of land according to said plan. Being the same premises conveyed to me by Edward W. Bankoff by his deed dated September 8, 1936 and recorded with said Deeds, Book 6063 Page 138. The above described premises are conveyed subject to a mortgage given by me to Beacon Mortgage Co., Inc. (now held by Metropolitan Life Insurance Company) originally in the sum of \$12,000 dated June 9, 1937 and recorded with said Deeds, Book 6126, Page 514; to restrictions of

SCOTT

to

ROBERTSON
et. ux

See Book 7155 Page 574

00
1578E***7.00
1/27/1962

T7-

BK10167 PG385

I, Ruby A. Hayden (widow of Lester N. Hayden)
of Arlington, Middlesex
County, Massachusetts,
being unmarried, for consideration paid, grant to Albert F. Rourke and Ellen M. Rourke,
husband and wife, as tenants by the entirety,
of Somerville, Middlesex County, Massachusetts,
with the buildings thereon
the land/in that part of said Arlington called Arlington Heights, bounded and described
(Description and encumbrances, if any)
as follows:

Northwesterly by Park Place, three hundred sixty-eight (368) feet, more or less;
Northeasterly by Madison Avenue, three hundred five (305) feet, more or less;
Northwesterly by a line extending to the center line of Madison Avenue about twenty (20) feet;
Easterly by a line which makes an acute angle with the last mentioned line of approximately 540, eighty-two (82) feet more or less;
Southeasterly again by land now or formerly of James Lydell, two hundred thirty-one (231) feet, more or less; and
Southwesterly and Westerly by a curved line formed by the Northeasterly line of a street called Mill Avenue about four hundred ninety (490) feet.
Containing approximately one hundred thirty-nine thousand six hundred and fifty (139,650) square feet.

For my title see deed of Lester N. Hayden to Lester N. Hayden and Ruby A. Hayden, husband and wife, as joint tenants, dated November 16, 1937 and recorded with Middlesex South District Registry of Deeds, Book 6166, Pages 468-469.

My said husband, Lester N. Hayden, died a resident of Arlington, Massachusetts on July 16, 1962, Middlesex Probate No. 378275.

The Northerly portion of the premises is shown as all of Block "I" and is comprised of Lots 1-18 both inclusive and an unnamed way, as shown on a Plan recorded with Middlesex South District Deeds in Book of Plans 101, Plan 7, and includes the fee in said way; and the Southerly and Westerly portion of the premises are a portion of the parcel shown as containing 2.4 acres on a Plan recorded with said Deeds in Plan Book 44, Plan 14.

Said premises are hereby conveyed subject to encumbrances and leases of record, insofar as the same are now in force and applicable.

release -- to said grantee all rights of tenancy by the curtesy and other interests therein.
dower and homestead

Witness my hand and seal this sixth day of November, 1962.
Witness: Ruby A. Hayden
Ruby A. Hayden



The Commonwealth of Massachusetts

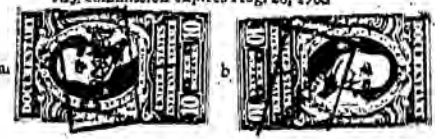
Middlesex, ss. November 6th 1962

Then personally appeared the above named Ruby A. Hayden
and acknowledged the foregoing instrument to be her free act and deed, before me

Robert S. Judge
Robert S. Judge
Notary Public - Justice of the Peace
My commission expires Aug 28
My commission expires Aug. 28, 1963



its - Ten



BK11604 PG414

Pa 3.60
12.60

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

Arlington, November 4, 1968.

The duly elected and qualified Board of Selectmen of the Town of Arlington, in the County of Middlesex and Commonwealth of Massachusetts, having complied with all the preliminary requirements prescribed by law; and the said Town at a legal town meeting duly called, warned and held, a quorum being present, having by a standing vote of 139 in the affirmative and 26 in the negative, being more than two-thirds of the Town Meeting Members present and voting, duly passed on April 1, 1968, authorized the taking hereinafter set forth for the purposes hereinafter set forth and made an appropriation of money for the purpose, a copy of which vote is hereto annexed and made a part hereof, and it being necessary and desirable to acquire land for the said purposes, adopts the following order of taking:

ORDERED that there be and hereby is taken by eminent domain on behalf of the Town of Arlington for conservation purposes, the fee in five certain parcels of land situated in ARLINGTON, Middlesex County, Massachusetts, bounded and described as follows:

Parcel A. "Beginning at a point on the westerly sideline of Orient Avenue 120 ft. southerly from Washington Avenue, thence southerly on said westerly sideline of Orient Avenue by Lots 2, 3, 4, part 5, 6, and part 5, and lot 7, a distance of 242 ft. more or less to a point at the northwesterly sideline of Summit Street; thence southeasterly by Lot 7 a distance of 165.5 ft. more or less, to an angle point, thence northerly on the westerly boundary line of Lots 7, 6 and part 5, part 5, 4, 3 and 2, a distance of 312 ft. more or less, to an angle point, thence easterly on the northerly boundary line of Lot 2, a distance of 150.00 ft. to the point of beginning and containing approximately 41,550 sq. ft. and as shown on Block Plan #84 on file in the office of the Town Engineer, Arlington, Mass."

Parcel B. "Beginning at a point on the easterly sideline of Madison Avenue, said point being 120 ft. southerly of Washington Avenue, thence easterly by Lot 15, a distance of 150 ft. to an angle point; thence southerly on the easterly boundary line of Lots 15, 14, 13, 12, 11, 10, 9 and 8, a distance of 312 ft. to an angle point, thence southwesterly on the southeasterly boundary line of Lot 8, a distance of 162 ft. more or less, to the easterly sideline of Madison Avenue, thence northerly on said easterly sideline of Madison Avenue, a distance of 352 ft. more or less, to the point of beginning, and containing approximately 48,300 sq. ft. and as shown on Block Plan #84 on file in the office of the Town Engineer, Arlington, Mass."

Parcel C. "Beginning at the point of intersection of the westerly sideline of Orient Avenue and the northwesterly sideline of Summit Street, thence southwesterly on said northwesterly sideline of Summit Street, a distance of 450 ft. more or less, to a point, thence northwesterly by land now or formerly of Smith, a

distance of 160.75 ft. to an angle point, thence northeasterly, a distance of 82 ft. to an angle point at the end of Madison Avenue, thence northwesterly by the end of Madison Avenue and Lot 8, a distance of 182 ft., more or less, to an angle point, thence northeasterly by Lot 7, a distance of 165.5 feet, more or less, to the point of beginning and containing approximately 57,744 square feet and as shown on Block Plan #84 on file in the office of the Town Engineer, Arlington, Mass."

Parcel D. "Beginning at a point on the northwesterly sideline of Alpine Street, at the northeasterly boundary line of property numbered 20 Alpine Street, thence southwesterly by Lot part 11, 10 and part 11, 9, 8, 7 and part of 6, a distance of 340 feet, more or less, to an angle point, thence northwesterly through said land now or formerly of Smith, a distance of 175 feet, more or less, to a point on the southerly boundary line of Lot 8, thence northeasterly by said Lot 8 to the end of Hill Avenue, and land of owners unknown, a distance of 367 feet, more or less, to an angle point, thence southeasterly a distance of 160.75 feet to a point on the northwesterly sideline of Alpine Street, thence southwesterly on said northwesterly sideline of Alpine Street, a distance of 12 feet, more or less, to a point of beginning and containing approximately 64,800 square feet and as shown on Block Plan #84 on file in the office of the Town Engineer, Arlington, Mass."

Parcel E. "Beginning at the point of intersection of the southeasterly sideline of Park Place and the northeasterly sideline of Hill Avenue, thence southeasterly on said northeasterly sideline of Hill Avenue, a distance of 128.83 ft. to a point of curve, thence southeasterly on said northeasterly sideline of Hill Avenue on a curve to the left with a radius of 150.14 ft., a distance of 114.52 ft. to a point of tangency; thence southeasterly on said northeasterly sideline of Hill Avenue, a distance of 264.0 ft. to an angle point at land now or formerly of Smith, thence southwesterly across said Hill Avenue and by Lot 8, a distance of 195.10 ft., more or less, to an angle point; thence northwesterly by Lot 8, 7, 6, 5 and 4, a distance of 257.69 ft. to an angle point; thence northwesterly by Lot 4, 3, 2 and 1, a distance of 257.69 ft. to an angle point; thence northwesterly by Lot 4, 3, 2 and 1, a distance of 319.61 ft. to the southeasterly sideline of Park Place, thence northeasterly by said southeasterly sideline of Park Place, a distance of 160.25 ft., more or less, to the point of beginning, and as shown on a Plan on file in the office of the Town Clerk, Arlington, Mass., dated November 8, 1965 and made by Cleverdon, Varney & Pike, 120 Tremont Street, Boston, Mass."

All buildings and trees upon the said parcels are included in this taking. We estimate and determine that the damages sustained by any and all persons in their property by reason of this taking are as follows, and we hereby award such damages to the person or corporation hereinafter named as the owner of the property taken, it being understood that if the person or corporation named is not the true owner and entitled to such damages, the award is made to the true owner or owners of said property:-

<u>Owners of premises taken in fee simple</u>	<u>Damages</u>
Anthony R. Caterino, also known as Anthony Robert Caterino, and Gertrude M. Caterino, as owners of a portion of said premises (Lots 2, 3, 4, Pt. 5, 6 and Part 5, and 7 on Orient Avenue, being Parcel A, and Lots 9, 12, and 15 on Madison Avenue, being a portion of Parcel B)	\$9220.00

<u>Owners of premises taken in fee simple (continued)</u>	<u>Damages</u>
Ralph G. Picardi and Edna M. Picardi, as owners of a portion of said premises (Lots 8 and 14 on Madison Avenue, being a portion of Parcel B)	\$1000.00
Henry Alan Root and Marion Farrell Root, as owners of a portion of said premises, (Lot 10 on Madison Avenue, being a portion of Parcel B)	500.00
John S. Buffum, as owner of a portion of said premises (Lot 11 on Madison Avenue, being a portion of Parcel B)	500.00
Dwight W. Barrows, as owner of a portion of said premises (Lot 13 on Madison Avenue, being a portion of Parcel B)	500.00
Charles H. Morgan, as owner of a portion of said premises (Parcel C containing approximately 57,744 square feet)	2200.00
Frank P. Smith and Elizabeth M. Smith, as owners of a portion of said premises (Parcel D containing approximately 64,800 square feet) Registered Land Certificate No. <u>87570</u> , Book 568, Page 20.	2500.00
Sunset Builders Inc., as owner of a portion of said Premises (Parcel E)	25,500.00

Witness our hands and common seal at Arlington, Massachusetts,
this 4th day of November, 1968.

John J. Bilefer
John H. Bilefer
Joseph P. Greeley
Kevin E. Greeley

Majority of
Board
of
Selectmen
Town
of
Arlington

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

Arlington,

November 4, 1968

Then personally appeared the above named John J. Bilefer and
acknowledged the foregoing to be his free act and deed as a mem-
ber of the Board of Selectmen of the Town of Arlington,
Before me,

Joseph A. Russell
Notary Public
My commission expires Aug. 11, 1972.

QUITCLAIM DEED

S2

I, STEVEN P. ROURKE, of 125 Boston Post Road, Wayland, Middlesex County, Massachusetts, as Trustee of the ONE GILBOA ROAD REALTY TRUST under a Declaration of Trust dated June 23, 1989, and recorded with Middlesex South Registry of Deeds, Book 19989, Page 172, being married, for consideration paid, and in full consideration of SIX HUNDRED FIFTY-FIVE THOUSAND DOLLARS and NO CENTS (\$655,000.00) grant to THE TRUST FOR PUBLIC LAND, an organization exempt from taxation under Section 501(c)(3) of the Internal Revenue Code of 1986, with its local office located at 67 Batterymarch Street, Boston, Massachusetts, with QUITCLAIM COVENANTS as described on SCHEDULE A attached hereto and made a part hereof.

Witness my hand and seal this 29th day of October, 1990.

Steven P. Rourke
Steven P. Rourke, Trustee
ONE GILBOA ROAD REALTY TRUST

COMMONWEALTH OF MASSACHUSETTS)

COUNTY OF Middlesex) SS.

On this 29th day of October, 1990, before me, a Notary Public of the said Commonwealth, personally appeared STEVEN P. ROURKE, ^{TRUSTEE AS AFORESAID} to me known to be the same person described in and who executed the foregoing Instrument and acknowledged the same as his free and voluntary act and deed.

Stephen S. Clark
Notary Public STEPHEN S. CLARK
MASSACHUSETTS
My Commission Expires: April 15, 1994

*** MASS. EXCISE TAX: 2986.80 ***
MSD 10/30/90 08:29:10 19 25.00

premises: 1 Gilboa Rd
Arlingh, MA.

CANCELLED

TAX 2986.80
CASH 2986.80

3659A015 08:27

CANCELLED
EXCISE TAX

DEEDS REG 15
MIDDLE SOUTH

10/30/90

QUITCLAIM DEEDSCHEDULE A

The land in said Arlington, with the buildings thereon, bounded and described as follows:

NORTHWESTERLY	by Park Place, three hundred sixty-eight (368) feet, more or less;
NORTHEASTERLY	by Madison Avenue, three hundred five (305) feet, more or less;
NORTHWESTERLY	by a line extending to the center line of Madison Avenue about twenty (20) feet;
EASTERLY	by a line which makes an acute angle with the last mentioned line of approximately fifty-four (54) degrees, eighty-two (82) feet more or less;
SOUTHEASTERLY	by land now or formerly of James Lydell, two hundred thirty-one (231) feet more or less;
SOUTHWESTERLY and WESTERLY	by a curved line formed by the NORTHEASTERLY line of a street called Hill Avenue about four hundred ninety (490) feet.

Containing approximately one hundred thirty-nine thousand six hundred fifty (139,650) square feet.

The NORTHERLY portion of the premises is shown as all of Block "I" and is comprised of Lots 1-18 both inclusive and an unnamed way, as shown on a Plan recorded with the Middlesex South Registry of Deeds in Book of Plans 101, Plan 7, and includes the fee in said way; and the SOUTHERLY and WESTERLY portion of the premises are a portion of the parcel shown as containing two and four-tenths (2.4) acres on a Plan recorded with said Registry of Deeds in Plan Book 44, Plan 14.

Said premises are hereby conveyed subject to easements and leases of record, insofar as the same are now in force and applicable.

For title see deed from Steven P. Rourke to Steven P. Rourke, Trustee dated June 23, 1989, and recorded with said Registry of Deeds in Book 19989, Page 178.

**CERTIFIED COPY OF A RESOLUTION
ADOPTED BY
THE EXECUTIVE COMMITTEE OF THE BOARD OF DIRECTORS OF
THE TRUST FOR PUBLIC LAND**

"RESOLVED, that the Executive Committee of the Board of Directors of the Trust for Public Land hereby authorizes the acquisition and subsequent disposition to the Town of Arlington of approximately 3.5 acres of land on Mt. Gilboa in the Town of Arlington, Middlesex County, Massachusetts.

"RESOLVED FURTHER, that the President, the Executive Vice President, any Senior Vice President, any Vice President, the General Counsel, any Regional Manager, any Associate Regional Manager, any Assistant General Counsel, any Regional Counsel, and, when co-signed by one or more of the above, any Assistant Secretary is hereby authorized to execute any and all documents necessary or convenient to the completion of these transactions, including, without limitation, letters exercising option rights, agreements, deeds, mortgages, promissory notes, and customary closing documents."

I, Stephen T. Irza, certify that I am the duly elected and acting Assistant Secretary of The Trust for Public Land. I further certify that the resolution set forth above was adopted in accordance with the Bylaws of The Trust for Public Land by the Executive Committee of the Board of Directors of the Trust for Public Land at a duly noticed meeting of said Executive Committee on September 26, 1990, and that said resolution has not been modified or rescinded.

Executed at Boston, Massachusetts, this 26th day of October, 1990.



Stephen T. Irza

QUITCLAIM DEEDSCHEDULE A

The land in said Arlington, with the buildings thereon, bounded and described as follows:

NORTHWESTERLY	by Park Place, three hundred sixty-eight (368) feet, more or less;
NORTHEASTERLY	by Madison Avenue, three hundred five (305) feet, more or less;
NORTHWESTERLY	by a line extending to the center line of Madison Avenue about twenty (20) feet;
EASTERLY	by a line which makes an acute angle with the last mentioned line of approximately fifty-four (54) degrees, eighty-two (82) feet more or less;
SOUTHEASTERLY	by land now or formerly of James Lydell, two hundred thirty-one (231) feet more or less;
SOUTHWESTERLY and WESTERLY	by a curved line formed by the NORTHEASTERLY line of a street called Hill Avenue about four hundred ninety (490) feet.

Containing approximately one hundred thirty-nine thousand six hundred fifty (139,650) square feet.

The NORTHERLY portion of the premises is shown as all of Block "I" and is comprised of Lots 1-18 both inclusive and an unnamed way, as shown on a Plan recorded with the Middlesex South Registry of Deeds in Book of Plans 101, Plan 7, and includes the fee in said way; and the SOUTHERLY and WESTERLY portion of the premises are a portion of the parcel shown as containing two and four-tenths (2.4) acres on a Plan recorded with said Registry of Deeds in Plan Book 44, Plan 14.

Said premises are hereby conveyed subject to easements and leases of record, insofar as the same are now in force and applicable.

For title see deed from Steven P. Rourke to Steven P. Rourke, Trustee dated June 23, 1989, and recorded with said Registry of Deeds in Book 19989, Page 178.

53/21

QUITCLAIM DEED

THE TRUST FOR PUBLIC LAND, an organization exempt from taxation under Section 501(c)(3) of the Internal Revenue Code of 1986, with its local office located at 67 Batterymarch Street, Boston, Massachusetts, for consideration paid, and in full consideration of SIX HUNDRED SEVENTY-FIVE THOUSAND DOLLARS and NO CENTS (\$675,000.00) grant to the TOWN OF ARLINGTON, a political subdivision of the Commonwealth of Massachusetts located within Middlesex County of said Commonwealth, with QUITCLAIM COVENANTS as described on SCHEDULE A attached hereto and made a part hereof.

Witness ^{the} ~~my~~ hand and seal ^{of the undersigned} this 29th day of October, 1990.

THE TRUST FOR PUBLIC LAND

By: D. Ernest Cook
Its Vice President

COMMONWEALTH OF MASSACHUSETTS)

COUNTY OF Middlesex) SS.

On this 29th day of October, 1990, before me, a Notary Public of the said Commonwealth, personally appeared D. ERNEST COOK, ~~ROBERT A. BOURNE~~ ^{as AFFORSAID} to me known to be the same person described in and who executed the foregoing Instrument and acknowledged the same as ~~the~~ free and voluntary act and deed, of THE TRUST FOR PUBLIC LAND.

Stephen S. Clark
Notary Public STEPHEN S. CLARK
MASSACHUSETTS
My Commission Expires: April 15, 1994

CANCELLED

TAX 3078.00
CASH 3078.00

3660A015 08:28
EXCISE TAX

CANCELLED

DEEDS REG 15
MIDDLE SOUTH

10/30/90

Premises: 1 Gilboa Rd
Arlington, MA
**** MASS. EX. TAX: 3078.00 ***
MSD 10/30/90 08:29:12 20 35.00

QUITCLAIM DEEDSCHEDULE A

The land in said Arlington, with the buildings thereon, bounded and described as follows:

NORTHWESTERLY	by Park Place, three hundred sixty-eight (368) feet, more or less;
NORTHEASTERLY	by Madison Avenue, three hundred five (305) feet, more or less;
NORTHWESTERLY	by a line extending to the center line of Madison Avenue about twenty (20) feet;
EASTERLY	by a line which makes an acute angle with the last mentioned line of approximately fifty-four (54) degrees, eighty-two (82) feet more or less;
SOUTHEASTERLY	by land now or formerly of James Lydell, two hundred thirty-one (231) feet more or less;
SOUTHWESTERLY and WESTERLY	by a curved line formed by the NORTHEASTERLY line of a street called Hill Avenue about four hundred ninety (490) feet.

Containing approximately one hundred thirty-nine thousand six hundred fifty (139,650) square feet.

The NORTHERLY portion of the premises is shown as all of Block "I" and is comprised of Lots 1-18 both inclusive and an unnamed way, as shown on a Plan recorded with the Middlesex South Registry of Deeds in Book of Plans 101, Plan 7, and includes the fee in said way; and the SOUTHERLY and WESTERLY portion of the premises are a portion of the parcel shown as containing two and four-tenths (2.4) acres on a Plan recorded with said Registry of Deeds in Plan Book 44, Plan 14.

Said premises are hereby conveyed subject to easements and leases of record, insofar as the same are now in force and applicable.

For title see deed from Steven P. Rourke to Steven P. Rourke, Trustee dated June 23, 1989, and recorded with said Registry of Deeds in Book 19989, Page 178. See also a deed

recorded herewith.

THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS
DIVISION OF CONSERVATION SERVICES

SELF-HELP PROGRAM

PROJECT AGREEMENT

Made this Fifth Day of November, 1978

between the Town of Arlington

Hereinafter referred to as the PARTICIPANT, and the Commonwealth of Massachusetts acting by and through the Secretary of the Executive Office of Environmental Affairs, hereinafter referred to as the COMMONWEALTH.

WHEREAS, the PARTICIPANT has established a Conservation Commission under Mass. G.L. c. 40 s. 8C and has made application to the COMMONWEALTH for assistance under the Massachusetts Self-Help Program, so-called, under Mass. G.L. c. 132A s. 11, as it may be amended, for a project briefly described as follows: (describe project and include description of property.)

For the acquisition of 6.18 acres of land (Mt. Gilboa - Additional Damage Award) to be used for conservation and passive recreation.

Hereinafter the PROJECT. WHEREAS, the COMMONWEALTH has reviewed said application and found the PROJECT to be in conformance with the purposes of Mass. G.L. c. 132A s. 11 (and any other relevant statutes or state program.)

WHEREAS, the COMMONWEALTH has approved said application and has obligated certain funds in the amount of Twenty Four Thousand Three Hundred and (\$24,329.00). Twenty-nine

Publication #9517-4-200-2-77-CR

Approved by Alfred C. Holland, State Purchasing Agent

1. WITNESSETH: the COMMONWEALTH and the PARTICIPANT mutually agree to perform this agreement in accordance with the Massachusetts Self-Help Program, so-called, and Mass. G.L. c. 132A s. 11, and c. 40 s. 8C.
2. The PARTICIPANT agrees to perform the PROJECT described above by authorizing its CONSERVATION COMMISSION to manage, maintain and operate the PROJECT in accordance with the terms of and the obligations contained in the PARTICIPANT'S preliminary and final applications and any other promises, conditions, plans, specifications, estimates, procedures, project proposals, maps and assurances made a part thereof, and with any special terms and conditions attached hereto, all of which are incorporated by reference. All significant deviations from the PROJECT shall be submitted to the COMMONWEALTH for prior approval.
3. The PARTICIPANT agrees that the facilities of the PROJECT shall be open to the general public and shall not be limited to residents of the PARTICIPANT. The PARTICIPANT shall prominently display on the PROJECT a sign designated by the COMMONWEALTH indicating the PROJECT received Self-Help Funds.
4. The PARTICIPANT acknowledges Article 97 of the Massachusetts Constitution which states, in part, that: "Lands and easements taken or acquired for such (conservation) purposes shall not be used for other purposes or otherwise disposed of except by laws enacted by a two-thirds vote, taken by yeas and nays, of each branch of the general court." The PARTICIPANT hereby agrees that any property or facilities


comprising the PROJECT will not be used for purposes other than those stipulated herein or otherwise disposed of, unless the PARTICIPANT receives the appropriate authorization from the General Court, the approval of the Secretary of Environmental Affairs, and any authorization required by the provisions of Mass. G.L. c. 41, s. 15A.

5. The PARTICIPANT further agrees that despite any such authorization and approval, in the event the property or facilities comprising the PROJECT are used for purposes other than those described herein, the PARTICIPANT shall provide other property and facilities of equal value and utility to be available to the general public for conservation and recreational purposes provided that the equal value and utility and the proposed use of said other property and facilities is specifically agreed to by the Secretary of Environmental Affairs.
6. Failure by the PARTICIPANT to comply with this PROJECT agreement may, at the option of the COMMONWEALTH, suspend or terminate all obligations of the COMMONWEALTH hereunder.
7. Finally, since the benefit desired by the COMMONWEALTH from the full compliance by the PARTICIPANT is the existence, protection and the net increase of conservation lands and public outdoor facilities which have been preserved in their natural state insofar as is practicable and because such benefit exceeds to an immeasurable and unascertainable extent the amount granted by this agreement, the PARTICIPANT agrees that payment by the PARTICIPANT to the COMMONWEALTH of money would be an inadequate remedy for a breach by the PARTICIPANT

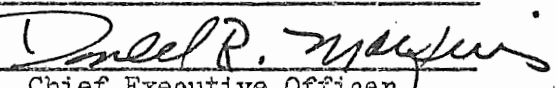
of this agreement, and agrees therefor that, as an alternative or an additional remedy, specific performance of the PARTICIPANT'S obligation under either Article 2 or Article 5 may be enforced by the COMMONWEALTH.

8. The PARTICIPANT agrees to record a copy of this agreement at the _____ Registry of Deeds at the same time the deed for land comprising the PROJECT is recorded.




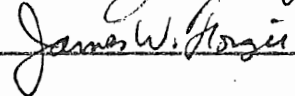
COMMONWEALTH OF MASSACHUSETTS

BY 
Secretary, Executive Office of
Environmental Affairs

PARTICIPANT

BY 
Chief Executive Officer

CONSERVATION COMMISSION

BY 




Attached hereto evidence of authority to execute this contract on behalf of the PARTICIPANT: In the case of a municipality, a certified copy of the vote or votes of the governing body authorizing the PROJECT, appropriating the municipality's funds therefor, and authorizing execution of this Agreement by the Officer, Board, or Commission whose signature (s) appears above.



OFFICE OF THE TOWN CLERK
TOWN OF ARLINGTON
MASSACHUSETTS

TOWN HALL
OFFICE HOURS
9 A.M. TO 5 P.M.
MONDAY THRU FRIDAY

TELEPHONE
646-1000

ANN MAHON POWERS
TOWN CLERK

ARTICLE 49. CAPITAL EQUIPMENT

(Quorum Present)

VOTED: (1) That the sum of \$2,963,035 be and hereby is appropriated for various capital projects and equipment as shown below and expended under the direction of the Town Manager; said sum to be raised by general tax.

- | | | | |
|-----|----|------------------|---|
| 1. | \$ | 1,500 | Copy machine leasing - Personnel |
| 2. | | 1,700 | Copy machine replacement - Town Manager |
| 3. | | 20,000 | Microcomputer program - Data Processing |
| 4. | | 4,000 | Copy machine replacement - Town Treasurer |
| 5. | | 9,000 | Spy Pond Tennis Courts - Properties |
| 6. | | 8,500 | Pierce Field Track Repair - Properties |
| 7. | | 5,000 | Jarvis House/Paint - Properties |
| 8. | | 11,000 | Mowers - Natural Resources |
| 9. | | 12,000 | Riding Mower - Natural Resources |
| 10. | | 6,000 | Grounds Machine - Natural Resources |
| 11. | | 170,000 | Reconstruction of Streets - Engineering |
| 12. | | 5,000 | Sidewalks and Curbstones - Engineering |
| 13. | | 61,000 | Cruiser Replacement - Police Services |
| 14. | | 6,600 | Portable Radios - Police Services |
| 15. | | 9,000 | Mobile Radios - Police Services |
| 16. | | 1,500 | Copy machine leasing - Police Services |
| 17. | | 3,300 | "Start-All" Machine - Fire Services |
| 18. | | 6,500 | SCBA Breathing Apparatus - Fire Services |
| 19. | | 14,000 | Vehicle/Director - Fire Services |
| 20. | | 4,500 | 4" Hose and Refitting Program - Fire Services |
| 21. | | 6,000 | Drum Disc Lathe - Support Services |
| 22. | | <u>2,596,935</u> | Interest and Maturing Debt |

\$ 2,963,035

(Quorum Present)

VOTED: (2) That the various capital projects and equipment (unanimously) purchases shown below shall be undertaken and financed by grants or other funds as shown below, such grants to be expended under the direction of the Town Manager:

- | | | | |
|----|----|--------|---|
| 1. | \$ | 3,500 | Waldo Basketball Court (CDBG Grant) |
| 2. | | 13,000 | Lawn Mowers (Cemetery Lots and Graves Fund) |
| 3. | | 14,000 | One Ton Dump Truck (Cemetery Lots and Graves Fund) |
| 4. | | 37,800 | 1 Truck-Contractors Body -Public Works (Water and Sewer Fund) |
| 5. | | 15,000 | 1 Pick-up Truck - Public Works (Water and Sewer Fund) |

6. 31,500 2 Utility Trucks - Public Works (Water and Sewer Fund)
7. 18,700 Water Meter Program - Public Works (Water and Sewer Fund)
8. 1,000,000 Water System Rehabilitation - Public Works (Water and Sewer Fund)
9. 300,000 Sewer System Rehabilitation - Public Works (Water and Sewer Fund)
10. 187,842 Chapter 90 Reconstruction of Street - Engineering
(Grant provided from State Transportation Bond Issue)

\$ 1,621,342

(Quorum Present)

VOTED: (3) That the sum of \$1,032,600 be and hereby is appropriated for
(Standing extraordinary repairs to public facilities, and the purchase and
Vote, 143 installation of equipment as follows:

	<u>Amount</u>	<u>Project</u>	<u>Statutory</u> <u>Authority</u>
A.	\$ 250,000	Extraordinary repairs to Gibbs Window Sash-Planning	C. 44 §7 (3A)
B.	100,000	Reconstruction of Gibbs Playground - Planning	" " (25)
C.	10,000	Gibbs Energy Control Computer - Planning	" " (3B)
D.	160,000	Extraordinary repairs to Crosby Building - Planning	" " (3A)
E.	12,000	Extraordinary Repairs to Robbins House Roof - Properties	" " (3A)
F.	20,000	Purchase Dump Truck - Natural Resources	" " (9)
G.	50,000	Asbestos Abatement - Schools	" " (31)
H.	65,000	Extraordinary Repairs to Solid Waste Transfer Station - Public Works	" \$8 (23)
I.	55,000	Purchase Load Packer - Public Works	" \$7 (9)
J.	60,000	Purchase Transport Tractor - Public Works	" " (9)
K.	38,850	Purchase Transfer Trailer - Public Works	" " (9)
L.	178,500	Purchase 2 FWD Trucks - Public Works	" " (9)
M.	15,750	Purchase Garage Service Truck - Public Works	" " (9)
N.	8,000	Update Traffic Light System - Support Services	" " (14)
O.	9,500	Replacement Generators, Lighting 1 and 2 - Support Services	" " (9)

\$ 1,032,600

and that the Treasurer, with the approval of the Board of Selectmen is hereby authorized to borrow not exceeding the sum of \$1,032,600 under and pursuant to the statutes cited above, and any other enabling authority, and to issue bonds or notes of the Town therefor, said sum to be expended under the direction of the Town Manager and

(Quorum Present)

VOTED: (Standing Vote, 137 in the affirmative, and 5 in the negative)

(4) That the sum of \$675,000 be and hereby is appropriated for the acquisition for conservation purposes of that property commonly referred to as Mount Gilboa, said property after acquisition to be placed under the jurisdiction of the Conservation Commission, the property is more particularly described as follows:

MOUNT GILBOA

Northwesterly by Park Place, three hundred and sixty eight (368) feet, more or less;

Northeasterly by Madison Avenue, three hundred and five (305) feet more or less;

Northwesterly by a line extending to the center line of Madison Avenue about twenty (20) feet;

Easterly by a line which makes an acute angle with the last mentioned line of approximately fifty four (54) degrees, eighty two (82) feet more or less;

Southeasterly by land formerly of James Lydell, two hundred and thirty-one (231) feet more or less; and

Southwesterly and Westerly by a curved line formed by the Northeasterly line of a street called Hill Avenue about four hundred and ninety (490) square feet.

Containing approximately one hundred and thirty nine thousand six hundred and fifty (139,650) square feet.

The Northerly portion of the premises is shown as all of Block "I" and is comprised of Lots 1 - 18 both inclusive and an unnamed way, as shown on a Plan recorded with the Middlesex South District Deeds in Plan Book 101, Plan 7, and includes the fee in said way; and the Southerly and Westerly portion of the premises are a portion of the parcel shown as containing 2.4 acres on a Plan recorded in Plan Book 44, Plan 14.

and the Treasurer, with the approval of the Board of Selectmen, is hereby authorized to borrow not exceeding the sum of \$675,000 under and pursuant to §(3) of §7 of M.G.L. c.44, and any other enabling authority, and to issue bonds or notes of the Town therefor, said sum to be expended under the direction of the Board of Selectmen, and the Board of Selectmen be and hereby is authorized to purchase or take by eminent domain the property described above.

VOTED: (Unanimously)

(Quorum Present)

(5) That the Town Manager and Board of Selectmen is authorized and directed to apply for and accept any further Federal, state or other grants that may be available for any one or more of the foregoing projects and equipment.

A true copy of the vote under Article 49 of the Warrant for the Annual Town Meeting of the Town of Arlington at the session held June 18, 1990.

ATTEST:

Town Clerk

PUBLIC ENGAGEMENT

Appendix B contains the following representative presentation materials and summaries prepared as part of the feasibility study:

- Neighborhood Conversation and Public Forum materials:
 - ~ Summary sheet
 - ~ Fact sheet
 - ~ Power Point presentation
- Summary of public engagement
- Summary of on-line survey

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A Feasibility Study of Mount Gilboa

GOAL: to make Mount Gilboa more accessible to the community, to enhance the property as a conservation asset, and to increase the educational and recreation amenities for the Town of Arlington

MOUNT GILBOA IS...



- One of Arlington's highest points with long views possible from the summit
- Made up of 8 parcels containing 10.2 acres of rocky, wooded terrain threaded with remnant stone walls
- Surrounded by the Crescent Hill Neighborhood of Arlington Heights
- Accessed from four entrances – Park Place, Madison Avenue, Orient Avenue, and Alpine Street
- Often used for dog walking and bird watching on its nearly $\frac{3}{4}$ mile of hiking trails
- Site of the historic Lester Hayden house and garage
- The largest property maintained by the Arlington Conservation Commission
- A contributing resource in the Mount Gilboa/Crescent Hill Local Historic District



MOUNT GILBOA WAS...

- Likely hunting and gathering ground for indigenous people.
- Largely unsettled before the mid-19th century.
- Likely named after the mountain range in Israel overlooking the Jordan Valley.
- Part of an 1875 “cooperative plan” -- a subdivision of 78 acres containing hundreds of building lots, approximately 8,000 square feet each, marketed to “working men.”
- By the early 1920s owned in part by Lester Hayden, a mechanical draftsman, who purchased 18 of the lots on the highest point.
- Home to Hayden after he built what is known today as the Mount Gilboa House in 1924.
- After Hayden’s death in 1962, property of Arlington, after the town began purchasing Hayden’s holdings, including the house, in 1990.

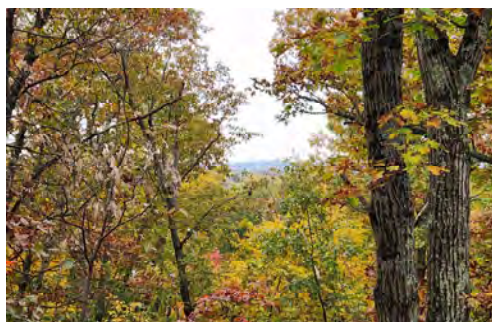


Photos courtesy of the Arlington Historical Society

MOUNT GILBOA COULD BE...

SOME OPPORTUNITIES

- To provide community gathering space(s) within the house and/or on the site
- To improve access through enhanced trailheads, signage, and parking
- To upgrade and expand trail network
- To restore views of the town and City of Boston



SOME CONSTRAINTS

- Lack of ADA-compliant accessibility to both the site and house, including circulation routes and parking
- Feasibility of and cost of retrofitting the house for public use
- Potential impact of increased public use on the neighborhood, especially parking and traffic
- Zoning and Local Historic District regulations (potential)

See the Town of Arlington website for additional information:

[Mount Gilboa Feasibility Study](#) | [News and Notices](#) | [Town of Arlington \(arlingtonma.gov\)](#)

A Feasibility Study of Mount Gilboa



GOAL: to make Mount Gilboa more accessible to the community, to enhance the property as a conservation asset, and to increase the educational and recreation amenities for the Town of Arlington

FACTS ABOUT MOUNT GILBOA



THE HOUSE

- The 1,960 square foot Lester & Ruby Hayden house was constructed in 1924 and is listed in the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*.
- The house and environs are part of the Mt. Gilboa/Crescent Hill Local Historic District, established in 1991.
- The Arlington Historic Districts Commission (HDC) maintains jurisdiction over any construction or exterior alteration of the building.
- The HDC's Design Guidelines regarding historic buildings state that "structures, including additions and outbuildings, should not be demolished."
- Long-term maintenance of the house is a challenge for the town; the current condition has raised safety and liability concerns; the house has been vacant since 2021.
- The house does not comply with ADA regulations; entrances are not accessible, it does not contain an elevator, and the only bathroom is located on the second floor.



THE LAND

- The 10.2-acre site is protected under Article 97 of the Massachusetts constitution. A change in use requires an affirmative 2/3 vote from Town Meeting and a 2/3 vote from the state legislature.
- The entire site is zoned as Open Space. The purpose of this zoning district is "to protect and preserve open space as a natural resource, [to conserve] natural conditions for flora and fauna, and to serve as urban amenity for scenic and aesthetic enjoyment and recreation use."
- Structures within Open Space zoning districts, "where present, are clearly accessory to the principal open space and recreation functions of the property."

(PAST) IDEAS REGARDING RE-USE

A park.

This concept was discussed as early as 1874, when the Arlington Advocate (newspaper) reported that land was available at newly-laid out development named Crescent Hill, located near “Gilboa Rock.” Two-and-a-half acres surrounding this “elevated eminence” had been proposed as a park. Advocacy for the park continued in 1884.

An observatory.

An observatory was proposed in 1874 as part of the park. From Gilboa Rock, “an observer can see with the naked eye the blue peaks of Monadnock, and the Berkshire hills, where towards the east the eye feasts on a broad expanse of bright and picturesque scenery, not to be equaled in any other part of New England.”

A nature education center.

A physical fitness course.

A public gathering space.

An Airbnb.

An affordable housing development.

A site for a gazebo (after moving the house to another location).



Exploring Mount Gilboa

Mount Gilboa Feasibility Study Arlington, Massachusetts Community

Conversation

Martha Lyon Landscape Architecture, LLC
Community Circle
December 4, 2023



Project Goal:

To establish a community vision for Mount Gilboa, to determine a future for the house and garage, to make the property more accessible, and to preserve it as a neighborhood conservation asset.



Participants

Town of Arlington Department of Planning & Community Development

David Morgan, Conservation Agent

Town of Arlington Conservation Commission

Susan Chapnick, Chair

Charles Tirone, Vice Chair

Mike Gildesgame

Dave Kaplan

Brian McBride, Associate

Nathaniel Stevens

Davie White

Consultant Team

Martha Lyon, Martha Lyon Landscape Architecture, LLC

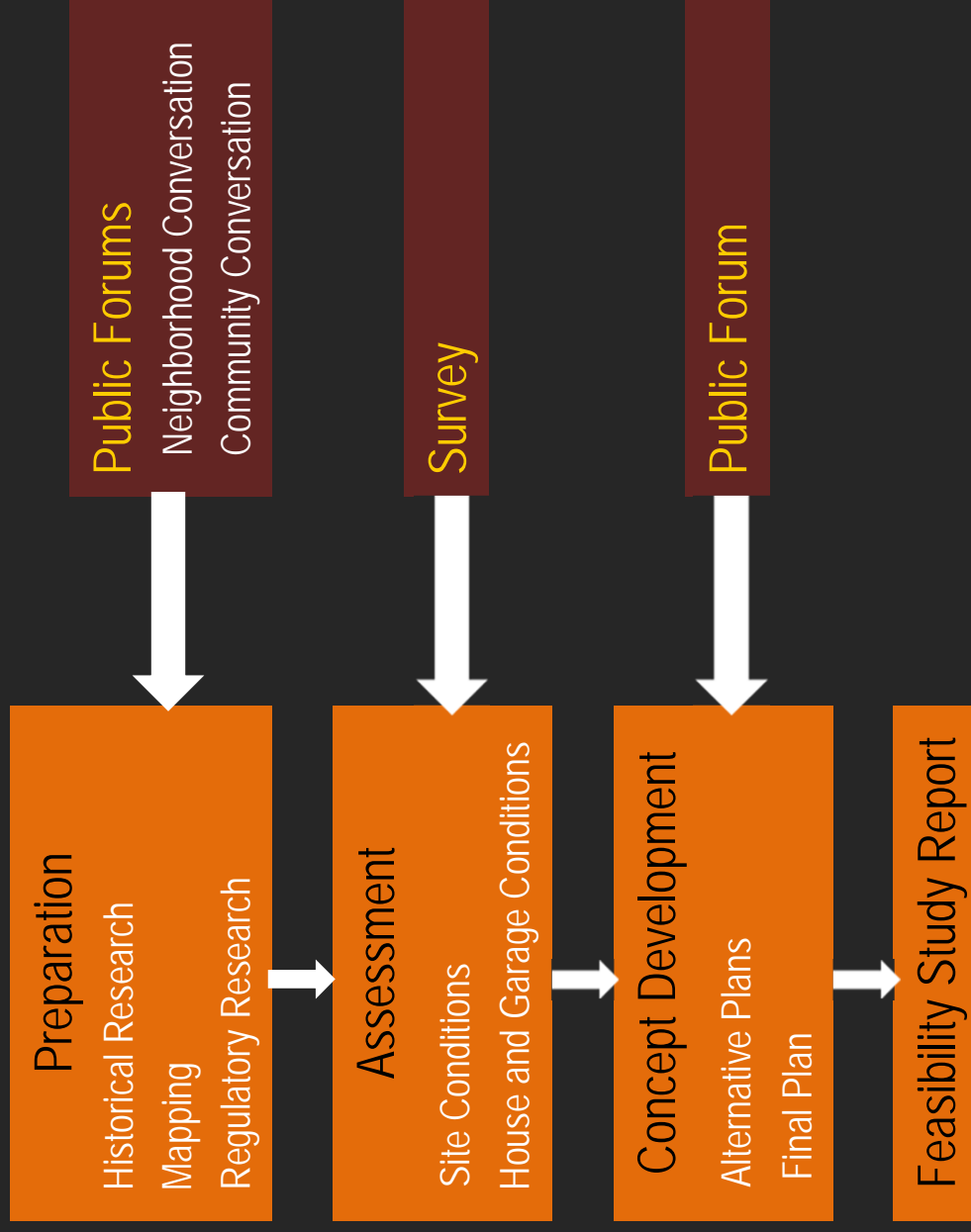
Daphne Politis, Community Circle

John Wathne, PE, Structures North Consulting Engineers, Inc.

Wendy Frontiero, AIA

Residents of Crescent Hill and the Town of Arlington

Study Process



Mount Gilboa is...

- One of Arlington's highest points with long views possible from its summit
- Made up of 8 parcels containing 10.2 acres of rocky, wooded terrain threaded with remnant stone walls
- Surrounded by the Crescent Hill neighborhood of Arlington Heights
- The largest property maintained by the Arlington Conservation Commission



Mount Gilboa is...

- Accessed from four entrances – Park Place, Madison Avenue, and two locations on Orient Avenue
- Often used by dog walkers and bird watchers using its $\frac{3}{4}$ mile of hiking trails



Mount Gilboa is...

- Site of the historic Lester Hayden house and garage, built in 1924
- A contributing resource in the Mount Gilboa/Crescent Hill Local Historic District

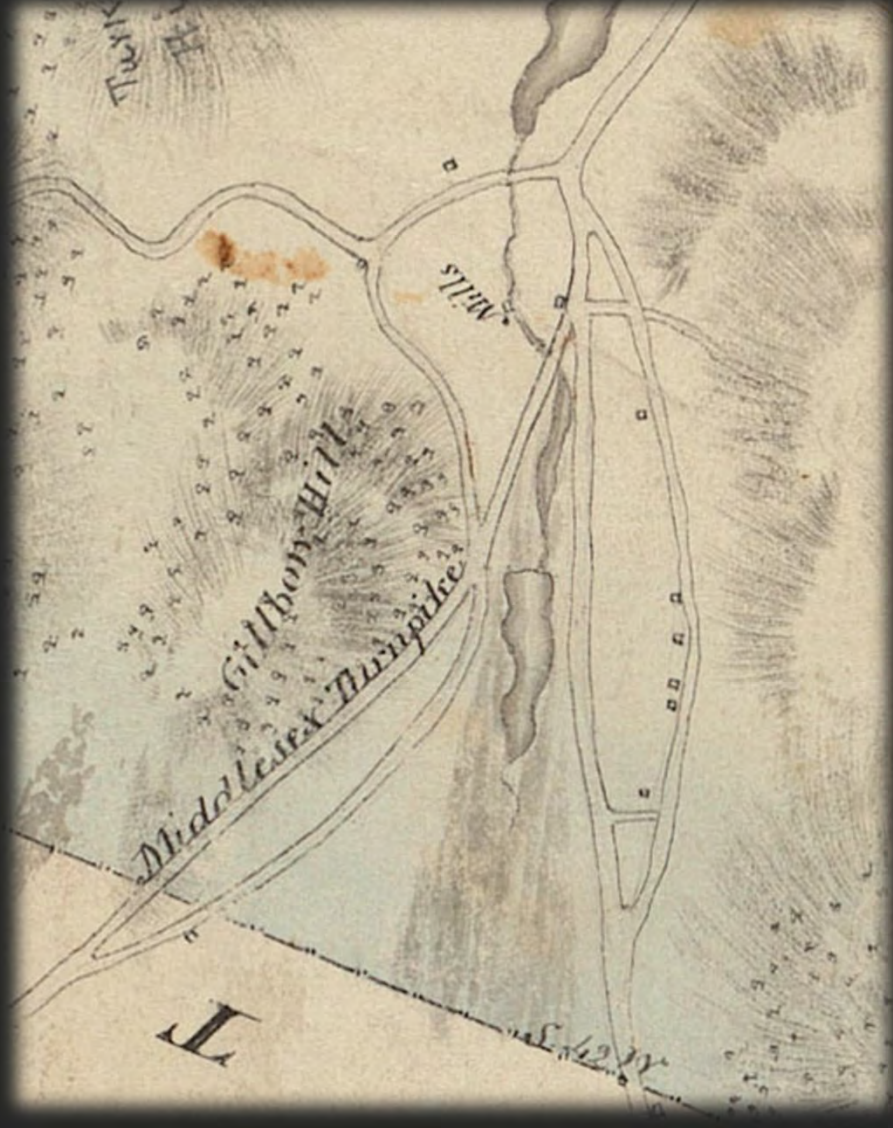
and...

- Much more



Mount Gilboa was...

- Likely a hunting and gathering ground for indigenous people
- Largely unsettled before the mid-19th century
- Likely named after the mountain range in Israel, overlooking the Jordan Valley



Mount Gilboa was...

- Part of an 1875 “cooperative plan” – 78 acres with hundreds of building lots, marketed to “working men”
- Instigators of the plan advocated for a park at the summit, the area marked “I”





-
- This is a historical plat map of a section of St. Louis, Missouri. The map shows a grid of city blocks with individual lots outlined. Each lot typically contains its number and the name of the owner or developer. Key streets shown include Hill Avenue running vertically on the left, Westminster Avenue running diagonally from the bottom center towards the right, and Elmwood Avenue running horizontally at the top. A large, irregularly shaped parcel in the upper-middle portion of the map is highlighted with a thick black border and labeled "Redman & Moore 2.4 Acres". This parcel is situated between Hill Avenue and Westminster Avenue. To the west of this parcel are several smaller lots owned by individuals like "Elder" and "Hinsley". To the east, along Westminster Avenue, are more lots, some owned by "Thos. Elder" and others by "B. Hinsley". The map also shows other streets like "Elmwood Ave." at the top and "Hill Ave." on the left. Various lot numbers are visible throughout the blocks, such as 1000, 1500, and 2000 series lots. The map is oriented with North roughly at the top, though the diagonal street Westminster Avenue suggests a different orientation might be used for navigation.



Mount Gilboa was...

- In 1924, he built a house on the summit. A mechanical draftsman, he drew the building plans and oversaw construction of the house



Mount Gilboa was...

- During the Depression, Hayden enlisted unemployed men to build the exterior staircase
- Hayden fabricated the lamps for the staircase posts
- In 1941-1942, Hayden and his wife Ruby harbored members of the U.S. military in their basement





- After Hayden's death in 1962, the property was sold.

- The town began purchasing land around the property, acquiring parcels in 1962 and 1968
- The final purchase, made in 1990, was of the original Hayden holdings, bringing the property acreage to a total of 10.2

Mount Gilboa
Conservation
Area today:
eight parcels
totaling 10.2
acres, the
largest open
space
managed by
the Arlington
Conservation
Commission



Mount Gilboa could be a...

Place to enjoy views
of the Boston skyline

Hiking destination
with expanded and
upgraded trails

Observatory

Community
gathering space

Nature
education center

Physical
fitness course

Park

Wilderness area

Airbnb

Pavilion or
gazebo spot

Location for
affordable housing

Dog park





Existing Constraints

- Lack of ADA-compliant access to both the site and house, including circulation and parking
- Feasibility and cost of rehabilitating/retrofitting the house for public use
- Potential impact of increased public use on the neighborhood, especially parking and traffic
- Local Historic District regulations
- Open space zoning regulations

Mount Gilboa/Crescent Hill Neighborhood

Neighbors use the trails, many on a daily basis, as a route to and from school, as a refuge, as a place of peace and quiet. They are most appreciative of what they see as a precious neighborhood asset.

Neighbors most appreciate:

- Wilderness/wilderness in otherwise urban fabric
- Trails
- Geology
- Natural habitat
- Birdlife/birding
- Opportunities for exercise
- Solitude
- Safe natural space for children
- Rocky vistas

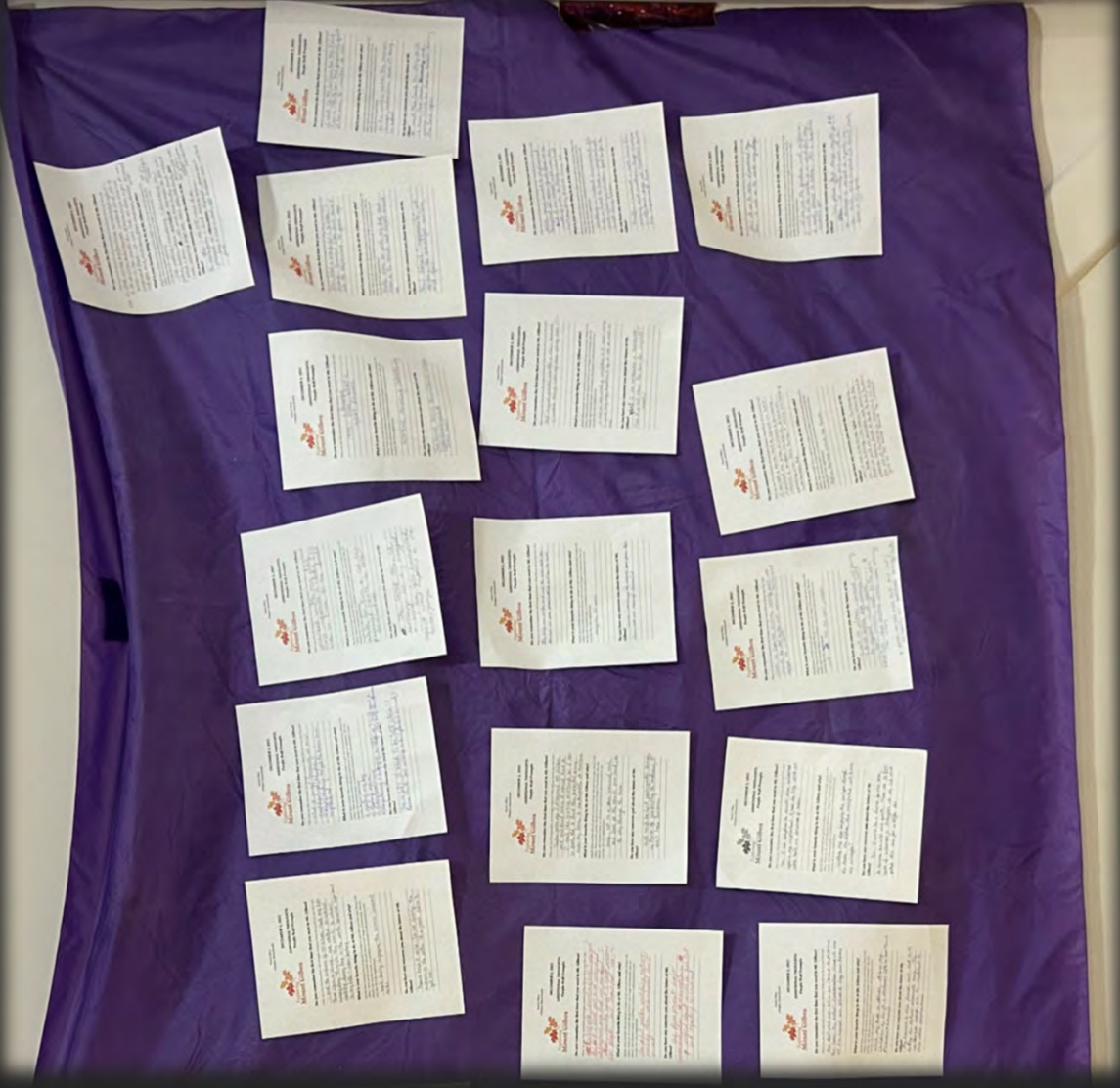


Mount Gilboa/Crescent Hill Neighborhood

Neighbors use the trails, many on a daily basis, as a route to and from school, as a refuge, as a place of peace and quiet. They are most appreciative of what they see as a precious neighborhood asset.

Neighbors are most concerned about:

- litter/broken glass
- impact of attracting more people on traffic, parking, and natural features
- unleashed dogs and dog waste
- runoff from driveway onto Park Place/Crescent Hill Avenue
- views obstructed by house
- invasive plant species
- unclear boundaries between private and public land

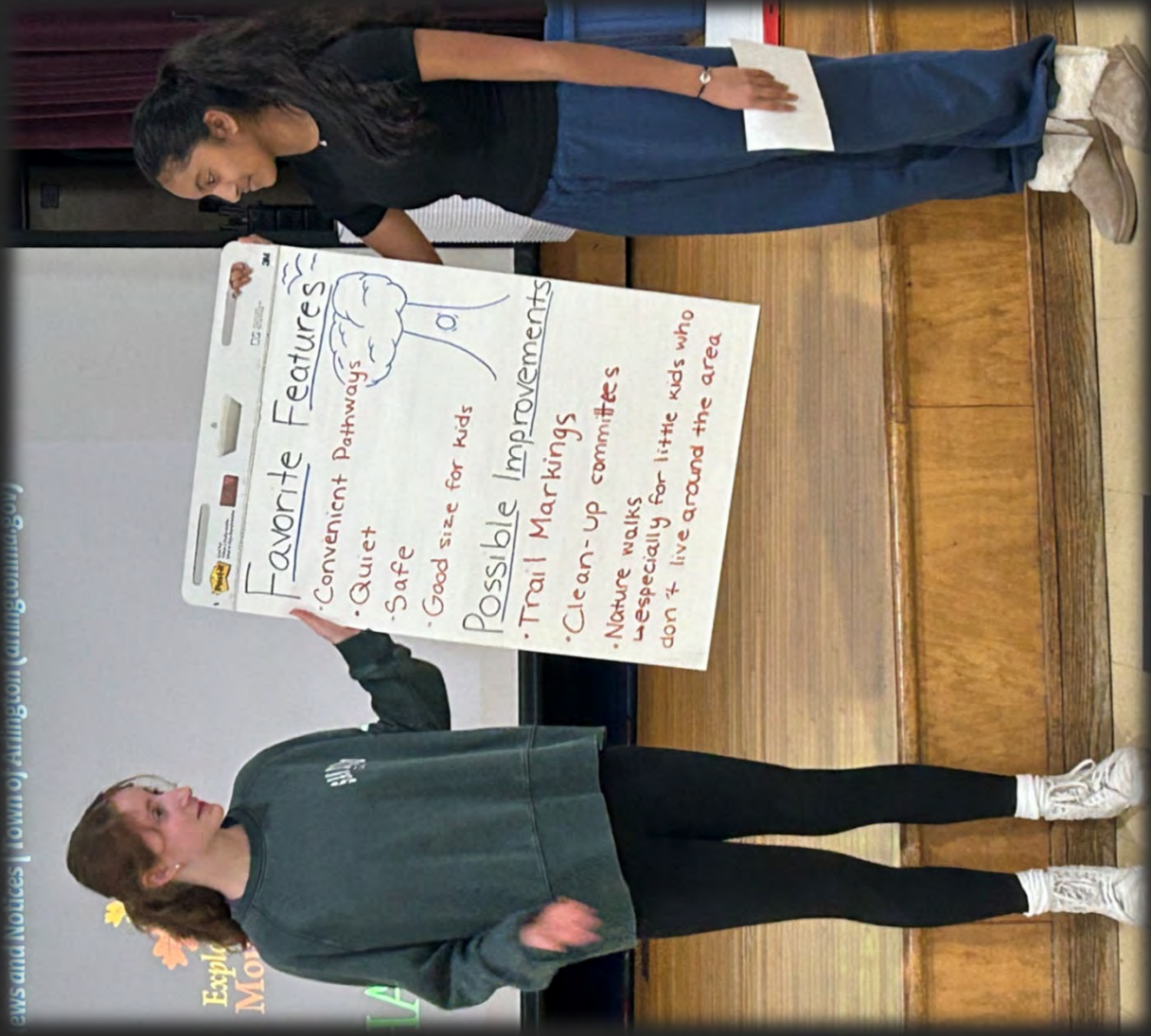


Neighbors use the trails, many on a daily basis, as a route to and from school, as a refuge, as a place of peace and quiet. They are most appreciative of what they see as a precious neighborhood asset.

Laws and Notices | Town of Arlington (arlingtonny.gov)

Neighbors see several ways to improve Mount Gilboa

- Remove invasive plants
- Introduce native plants
- Place a memorial bench
- Create more places for poems
- Clarify trail location
- Better define boundaries between public and private land
- Install interpretative signs at trail heads
- Enhance all entrances
- Post rules about dog use
- Remove asphalt between the garage and house
- Place a trash barrel





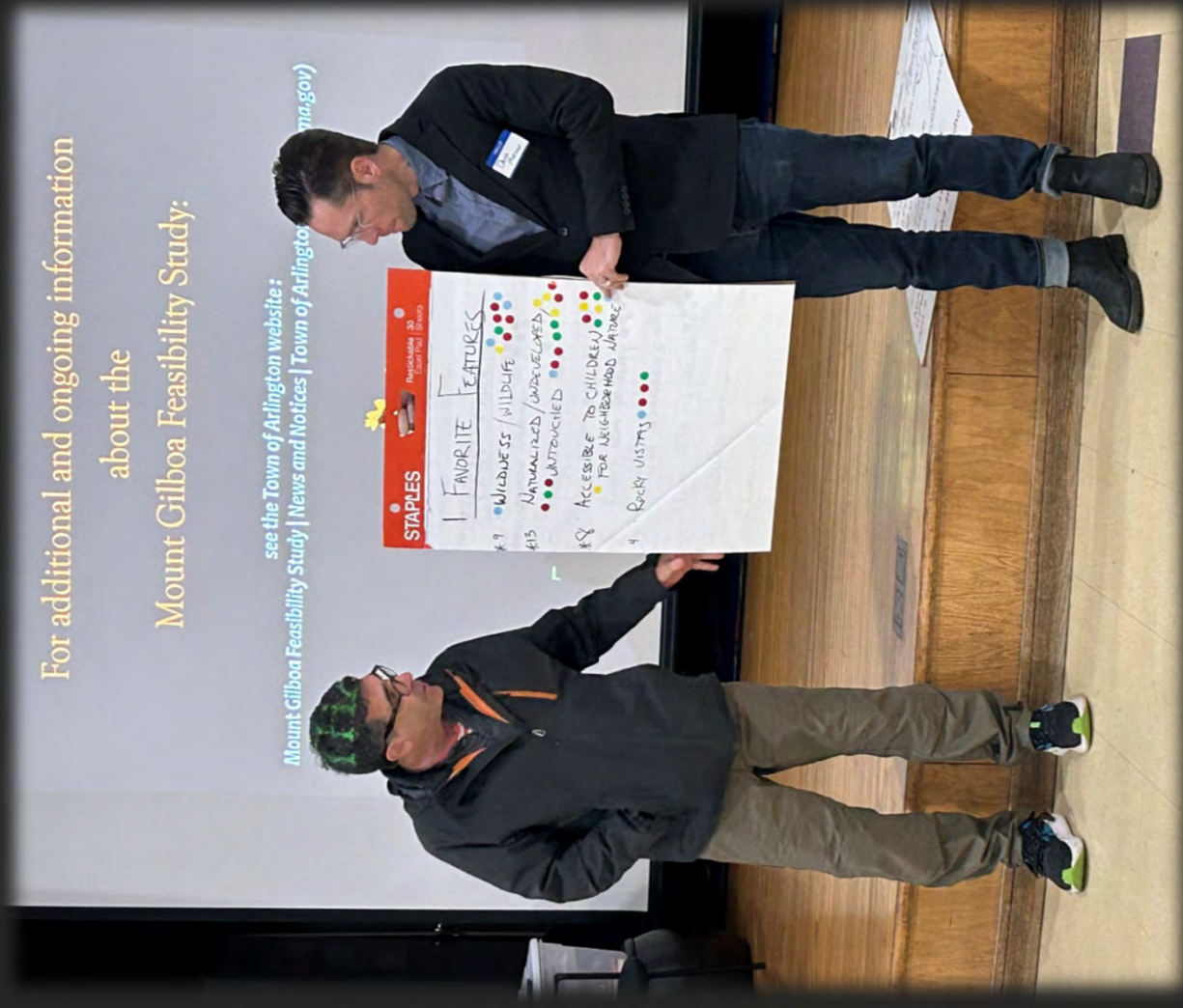
Mount Gilboa/Crescent Hill Neighborhood

Neighbors use the trails, many on a daily basis, as a route to and from school, as a refuge, as a place of peace and quiet. They are most appreciative of what they see as a precious neighborhood asset.

For additional and ongoing information
about the

Mount Gilboa Feasibility Study:

see the Town of Arlington website:
[Mount Gilboa Feasibility Study | News and Notices | Town of Arlington \(ma.gov\)](#)



Neighbors' suggestions for
future use of the house and
garage
(requiring further discussion)

- Artists' housing/studios
- Community facility/center
- Town office(s)
- Rent
- Sell
- Move
- Demolish
- Demolish but save exterior staircase as relic commemorating previous use

Today's Agenda

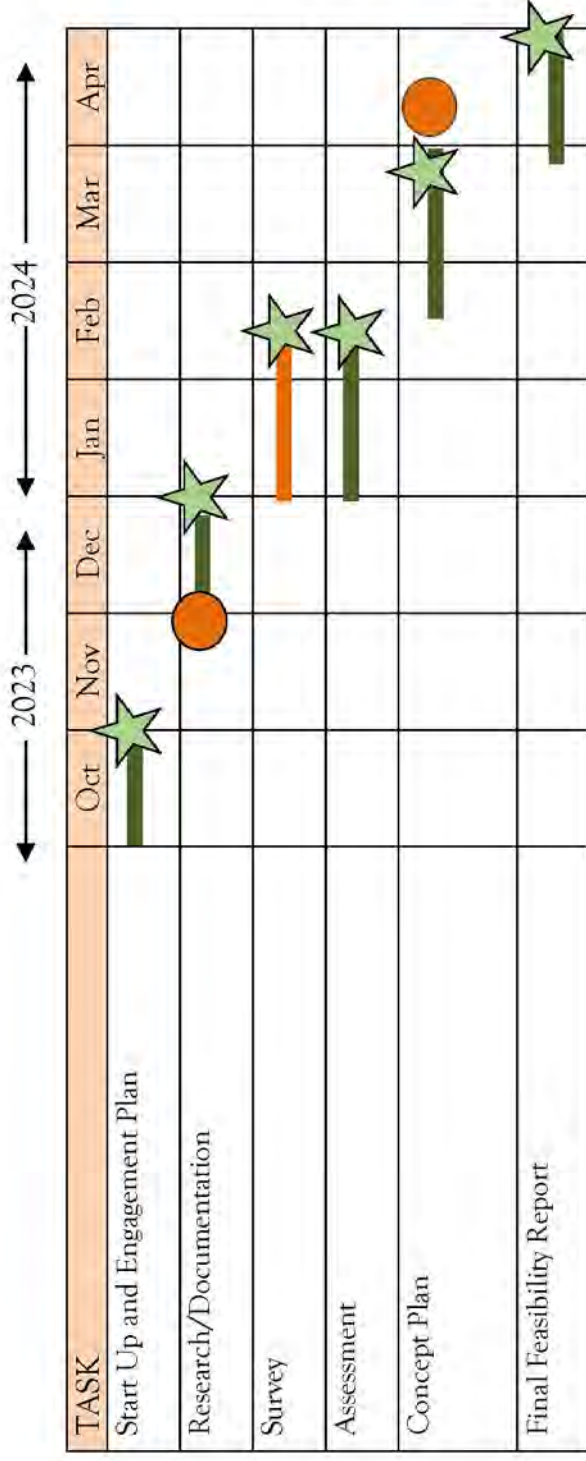
- Facilitated Small Group Discussions
- Reconvene as Large Group

*The raffle will take place after the large group reconvenes.
Eligible participants must be present to win!*

Immediate Next Steps

- Forum summary will be posted on the Town website
- Consultant team will conduct existing conditions assessment
- On-line survey will be launched in early 2024

Timeline



= submittal to/meeting with Committee



= tentative date for public forum.

Tentative dates to be confirmed at start up meeting:

- October 1: Project start
- October 31: Engagement plan drafted
- December 1: Engagement plan finalized/Public Forum #1
- December 31: Research/documentation completed
- January 1: Survey launched (to run four weeks)
- January 31: Survey closed/results compiled
- February 28: Survey results compiled/assessment complete
- March 31: Concept plan developed/posting online
- Early April: Public Forum #2
- April 30: Final study report completed

For additional and ongoing information
about the
Mount Gilboa Feasibility Study:

see the Town of Arlington website :

Mount Gilboa Feasibility Study | News and Notices | Town of Arlington (arlingtonma.gov)



THANK YOU!



SUMMARY OF COMMUNITY INPUT

December 2023

The following is a summary of stakeholder input into the Mt. Gilboa Feasibility Study. The summary is a result of compiling and culling through comments made at:

- Neighborhood Site Walk on December 2, 2023
- Neighborhood Forum on December 2, 2023
- Public Forum on December 4, 2023
- Email thread Mt. Gilboa/Crescent Hill Neighborhood
- Emails from individual stakeholders
- Six Word Stories¹

SIX WORD STORIES

(submitted by residents)

"High on a hill, mystery abounds!"

- Brendyn Schneider

"Arlington's gift to Massachusetts: Governor's mansion"

- Timur Yontar, Town Meeting Member, Bates Road

"One cannot 'improve' a natural habitat."

- Anonymous

"Leave no trace on Mt Gilboa"

- Anonymous

"Keep animals' homes wild, secret, safe."

- Anonymous

¹ A six-word story is six words that describe a situation, express a feeling, or share a vision for the future... a way to get to the heart of the matter.

KEY TAKEAWAYS

The following are key takeaways based on a review of public input to date.

Discussion in all forums has been animated; participants express much passion for **keeping the wooded area of Mt. Gilboa as a conservation area, that is, as natural as possible**. Often this was expressed as “do nothing.” There was significant agreement that removing invasive species and planting additional native species were welcome improvements. Some participants were in favor of a “Friends Group” to help maintain and keep the area clean. Yet others thought that defining the edges and the boundaries between public and private property would be helpful, but they were not in favor of what they saw as “intervention” in the woods themselves. A few participants thought additional amenities such as benches, more information about the trails and rules of conduct at the trailheads, and more poems would be desirable. In terms of ADA compliance, some felt it was unnecessary and asked how it was that other hiking areas such as Whipple Hill are not ADA compliant. However, there was agreement among some participants that a section of the trail could be made more accessible without touching the rest of the property. More information regarding ADA requirements was requested.

A large number of residents in the fairly dense neighborhood utilize Mt. Gilboa for a **number of activities**, often on a daily basis. Some see the wooded area as an extension of their back yards and a shared community space for enjoying nature as well as connecting different parts of the neighborhood. Neighbors enjoy Mt. Gilboa in a number of ways including for bird watching, dog walking, observing nature, walking to and from school, getting lost in the woods and sitting on large rocks to experience the peace and quiet.

The number one concern expressed is a fear that the attention being given to Mt. Gilboa will result in transforming the area into a park rather than a wild place for habitat. Additional concerns include: broken glass, trash and dog waste; invasive species; off-leash dogs; and unclear boundaries between public and private land.

Generally speaking, there was much more discussion regarding protecting the wooded areas of Mt. Gilboa than of the future of the historic house and garage. Also, there was much more agreement regarding a shared desired future of the woods than there was regarding the future of the house.

The future of the house and garage will need additional discussion. Participants for the most part seemed to appreciate the historic nature of the house, both architecturally speaking as well as the role it has played over time, however they expressed a number of concerns including:

- if rented as a private residence as it has been in the past, it makes the driveway a private space and therefore unwelcoming

*Mount Gilboa Conservation Area Feasibility Study
Arlington, Massachusetts*

- if it is reused for a public use, it will increase traffic and parking on dead end streets surrounding the wooded area
- expense of renovating the house and bringing it up to code, including ADA
- financing maintenance of the house
- a use that will attract more people will mean that more people will walk in the woods and disturb nature

There is no clear consensus regarding how to address these concerns. Opinions range from preserving the house, demolishing it, moving the building, or keeping only the staircase and building a viewing platform at the top. Another idea offered was to demolish the house, and add interpretive plaques with photos of the house and a description of its role in history. A “low impact” or “quiet” use was repeatedly called for. Reuse ideas include:

- Housing
- Artists studios
- Neighborhood community center
- Refugee housing
- Subsidized housing
- Housing for town employee
- Adult day care center
- Youth center
- Transfer property to the Arlington Housing Authority
- Co-work space
- Conservation Commission offices
- Restore house as a retreat and education center
- Artists residency (Arlington poet laureate and/or painters subsidized housing)
- Peace-building dialogue center
- Nature/ecology protection/conservation and learning center for children
- Wilderness/arts center
- Use as subsidized housing (2-3 units)
- Use as a conference center/events/ arts/conservation /cultural center/residency
- Caretaker’s apartment

There is **misinformation** about several aspects of Mount Gilboa, including (1) the condition of the house; (2) protection provided by its designation as conservation land; (3) requirements about the need to make the property ADA-compliant; (4) the long-term impact of minimal or no forest management on the property’s biodiversity.

There seems to be a **lack of trust**, presumably based on past experiences where reportedly residents’ voices were not solicited and/nor respected in a public process. Also, because of an increase in development there is concern that all parcels, including Town-owned conservation lands, are vulnerable to development pressures. Additionally, it is seen by many that Arlington has fewer open spaces, especially “wild” ones than surrounding communities, and there is a very strong desire to hold on to Mount Gilboa as a wild, wooded area. This holds true for immediate abutters, but also for those who are within walkable proximity.

Compiled responses to the question²:

“If you could do one thing to improve Mt. Gilboa what would it be?”

One thing	Comments	# of groups	# of dots³
Nothing, Keep as is	Leave land as is Hands off the woods Ecological site for preservation	5	81
Remove house	Garage and asphalt	5	39
Remove invasive species	And more planting of native species Small scale removal Habitat restoration	5	36
Explore alternatives for public use of house	Wilderness/Art Center (9) Artists Studios (9) Neighborhood community center (6) Nature education ((1)	4	33
Repair house	For residential rental Bring up to code to keep as historic	3	25
Legal protection	Land and views, make official conservation land (like AGM)	1	14
Move house offsite	And restore habitat	1	14
Eliminate feasibility studies		1	9
Remove asphalt	At top	2	8
Keep staircase only	Build observation platform	1	7
Install a bench		1	7
Improve conditions for wildlife/habitat		1	6
Only define edges	Avoid trail maps Instead of signage - website, App, QR	1	5
Improve trail definition		1	4
Prohibit dog use		1	4
Reuse Housing for Refugees	And caretaker on the premises	1	4
Place interpretive signage	Wild life, history	1	3
Regulate dog use		1	2
Trash clean up		1	2
Dedicated caretaker		1	1

² Responses compiled from small group discussions on Dec. 2 (four groups) and Dec. 4 (four groups) for a total of 8 groups (one of which did not prioritize their responses to this question).

³ Participants were given 5 dots and they were instructed to use up to 3 dots on any one item.

SUMMARY OF INPUT FROM NEIGHBORHOOD FORUM

Saturday, December 2, 2023

Neighborhood Site Walk 2:00–3:30 PM

Peirce Elementary School 4:00 PM–6:00 PM

Purpose of Neighborhood Forum: *To invite the neighbors of Mt. Gilboa/Crescent Hill to come together and generate ideas that will create a shared vision and goals for the future of Mt. Gilboa. This in turn will be used as the foundation for an action plan that will outline the steps necessary to attain this vision.*

The forum was held in two parts: 1) a site walk with several stops – at each stop the Consultant Team asked the participants a series of questions (responses were recorded; notes were also taken) and 2) a forum held at the Peirce Elementary School included a brief presentation by the Consultants and facilitated small group discussions. There were approximately 40 persons present at the site walk, many of whom attended the forum at the school; a total of approximately 50 attended the forum.

The following is a summary of the input from participants at both the site walk and the forum. The summary identifies areas of consensus as well as ideas about which there was no clear consensus.

SITE WALK: DECEMBER 2, 2023

There were over 40 participants in the Site Walk. Participants were asked the following questions:

Access to Site

- Getting to Mt. Gilboa
- Parking

Trailhead

- Is this the best location?
- Interest in expanding the type of information provided @ the kiosk (e.g. bird sightings, other?)

Trail Conditions

- Maintenance
- Indicate level of difficulty?
- Convert lower trail to ADA compliance?

Views: Interest in improving/increasing views through selective cutting?

House and Garage

- Issues surrounding
- Ideas regarding reuse

What do people want to know about Mt. Gilboa?

- Interest in info signage re: flora and fauna?
- Historic interpretation: site and house?
- Other?

What do people most want to do at Mt. Gilboa?

- Walk dogs

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- Bird watch
- Walk
- Rest on rocks

All who attended the site walk were neighbors that lived within walking distance of Mt. Gilboa. Most very frequently walked through the woods and highly valued the experience. Residents reported accessing Mt. Gilboa from the entrance that is closest to their house with most people coming from the entrance located at the kiosk. The majority of participants were in favor of minimal improvements to the wooded area and expressed concern that the natural wildness they very much appreciated would be disrupted if too many improvements (such as signage in the woods) were made. There were many ideas regarding what to do with the historic house on the property, but no consensus on any one idea.

The following comments were made along the way:

- *Signage at area parking places could direct people to hiking areas*
- *Mt. Gilboa is a stop over for Migratory birds*
- *Since house has been empty have noticed significant increase in wildlife*
- *There should be fewer people; they pollute, also dogs chase animals*
- *I don't want this to turn into Whipple Hill (with dog waste, off-leash dogs, cigarette butts and too many people).*
- *I walk quietly.*
- *Encouraging more humans to the site can only lead to degradation.*
- *It's hard for us to fully explain our feelings about the site; it will be easier when we have a concept to react to.*
- *Put trailhead at other entrances as well so that this entrance is not so crowded*
- *Have map with clear trails and reduce impact on environment*
- *Where does property end? Sometimes it is hard to know where public and private boundaries are (a couple of residents reported that people frequently go onto their property not knowing that they are no longer on Mt. Gilboa land)*
- *People just don't know where the property ends.*
- *It might be helpful to have a map or otherwise indicate where the trails are*
- *Glacial rock formations - add markers*
- *What are daily usage numbers?*
- *It's a neighborhood park*
- *There is a great variety of wildlife here*



*Some of the participants on the site walk,
December 2, 2023*

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- *We could add an acknowledgement at the trailhead stating that some trails are unmarked and rocky*
- *Why do we need to make it ADA compliant? Why can't we just leave it alone?*
- *How can we include ADA in some section, the lower trail seems most appropriate.*
- *Sometimes it's nice to have to pay attention... to get lost... this is different from other places in town... it contributes to the diversity of places... we don't want it to be the same as others.*
- *Personally, I would appreciate having some aspect of the site being accessible, an area that doesn't require a huge intervention. The lower trail seems like a good candidate.*
- *Use colored dots to indicate level of difficulty.*
- *Any kind of marking feels like development to me, an encroachment of the outside and I resent it.*
- *Get rid of invasive plants*
- *Amazing that it's so quiet*
- *As soon as you walk up the hill everyone says hello*
- *It's incredible, unusual, a sense of peace here, a restorative space*
- *We are defending that sense of peace*
- *Is doing nothing on the table?*
- *When you ask all these questions it feels like you want to make big changes and that you have already decided what the concept is*
- *Increasing dogs and people is the opposite of conservation*
- *The fact that it is on top of the hill and you can watch the sun go down, it's so special*
- *A place for children to have a place to explore*
- *When I come here I rarely see other people and when I do, I usually know them*
- *It can be used as outdoor classroom for environmental education*
- *There are some year-round views of Boston, no need to cut trees to create more views; people can go to Skyline Park for views of Boston's skyline.*
- *Add more native plants*
- *Don't remove any trees*
- *We are very concerned about parking and traffic congestion (on streets and in woods); will there be a parking and traffic impact analysis conducted as part of this study?*
- *Use some asphalt for parking*
- *Dedicate a bench*
- *Neighborhood voices should be heard loudly*
- *My number one priority is conservation*
- *We have plenty of touched places, we want this one to be untouched.*
- *The "forest way" home from school (many parents prefer that their children walk to and from school through Mt. Gilboa than on streets busy with automobiles)*
- *My kids used to walk to school through here. I have a lot of wonderful memories of that as do they. Kids that have these experiences and grow up to be voters and donors protect the environment because they have experienced it.*

HOUSE

- *Renting may have the least impact*
- *Take the house down, put up sign with photos of house*
- *Let's get rid of the house, it's an eyesore*
- *Leave house as a ruin*
- *Would it be cheaper to tear it down than to renovate and rent it?*
- *It's not the Town's business to get into renting*
- *I would love to have a tour of the inside*
- *If we sold it that would be great revenue... and if we are considering renting it, then someone is going to be living there anyway*
- *It seems that for any public use, it would need to be ADA compliant and that would be very costly. If rented we would only need to make reasonable accommodations if someone requested them, so maybe find a quiet tenant who wants to live in a nature preserve.*
- *I never come up this way. The no trespassing signs make it feel like it is private property. Make it more accessible to the public.*
- *Either convert the house into something we can use or get rid of it*
- *When I first moved here I wasn't sure whether this was private or public property*
- *I am in favor of taking the house down and that would create views. Restore the site to the history of before the house was built. Take a photo of the house and put up an interpretive plaque, that way preserving and telling the house's history.*
- *Use some of the asphalted space for parking so that people don't park in front of people's houses.*



NEIGHBORHOOD CONVERSATION:

DECEMBER 2, 2023, 4:00 PM – 6:00 PM

Approximately 50 people attended the forum, almost half had not been at the site walk held earlier in the day.

Favorite Features to Preserve: Neighbors use the trails, many on a daily basis to walk to and from school, as a refuge, as a place of peace and quiet. They are most appreciative of what they see as a precious “wild,” natural, neighborhood asset and are very much interested in preserving the area “as is.” What they most appreciate:

- wildness/wildlife/wilderness in otherwise urban fabric
- trails
- geology
- untouched environment
- natural habitat (e.g. fox, coyotes)
- birding
- peacefulness
- Walking/exercise
- Safe natural space for children

Also:

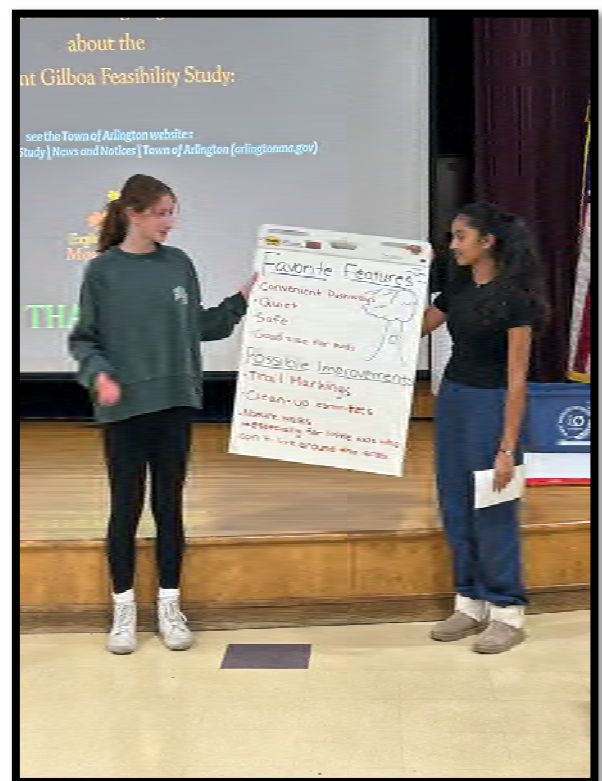
- You can get lost there
- Proximity to homes, easy to get to
- Subtle entrances – low key
- Healing
- Solitude
- Rocky vistas

Concerns to Address: The number one concern was a fear that the discussion regarding making improvements to the site would include disturbing natural elements and wildlife and, that it would be converted into a park instead of what is seen as a wilderness refuge. Other concerns include:

- litter/broken glass
- impact of attracting more people on traffic, parking, and natural features
- off-leash dogs. dog waste, too many dogs/use by dog-walkers
- invasive plants
- unclear boundaries
- what to do about the house

Also:

- barbed wire
- too small
- icy
- runoff from driveway



Teen Voice, Dec. 2, 2023

*Mount Gilboa Conservation Area Feasibility Study
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- remnant human landscape elements
- views obstructed by house
- Town's utilities disrupt with noise and construction
- Could be more wild
- Steps in woods (intervention into nature)
- Amount of parking
- Unclear trails

Potential Improvements to Consider: *While most of the participants would like there to be a minimal of intervention/improvement to the site, there was agreement among many regarding the removal of invasive plants and some planting of additional native plants. Other "improvements" mentioned by some participants, include:*

- Keep as is, do nothing
- memorial bench for resting
- more places for poems (ephemeral)
- clarify where trails are and where boundaries of Mt. Gilboa end (public/private delineation)
- legal protection of conservation land

Also:

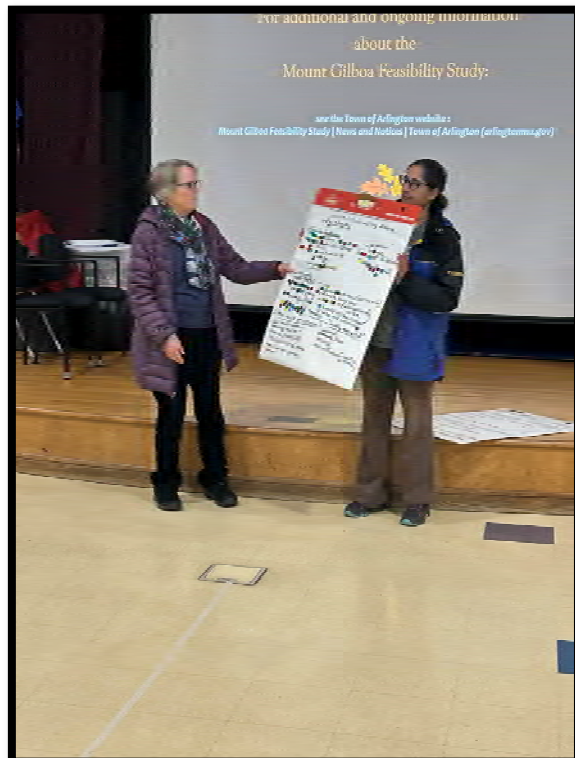
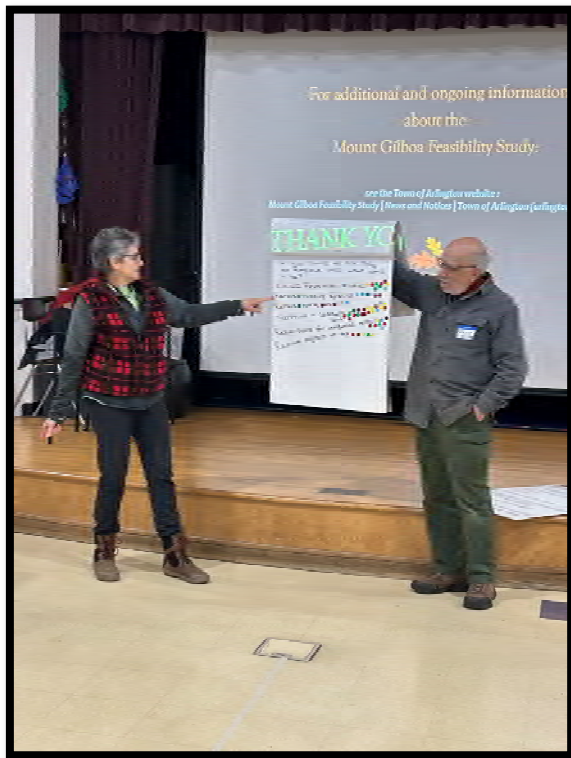
- remove kiosk and trail marking to discourage use
- remove house, driveway and garage
- improve conditions for wildlife/habitat
- interpretative signs at trail heads (but minimal)
- additional trailheads at other entrances
- post rules about dog use
- remove asphalt at top
- trash barrel and pick up
- leaf clearing
- re-grade main trail
- remove house
- neighborhood hikes
- reuse house for artists' studios
- ecological enhancement (planting, erosion control, waste management)

Future of House and Garage: Needs Further Discussion: *The future use of house and garage was the topic that inspired much discussion, but garnered the least agreement among participants. Some appreciate the architecture and history that the house represents, others see it as dilapidated and fear that its reuse would potentially lead to an increase in parking and traffic in the surrounding neighborhood. Ideas regarding what to do with the house range from demolishing, to moving, to reusing the building for a number of uses. One group articulated shared objectives regarding what they feel should not happen with the house, mainly: Do not use for ways that increase traffic in the neighborhood and do not demolish to build more housing. Ideas included:*

- demolish it
- move it
- reuse as housing, artists' studios
- sell it

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- rent
- community use
- use by town employee
- if feasible restore and rent
- clubhouse for neighborhood
- save staircase and build observation deck for enjoyment of views
- remove asphalt at top
- consider financial impact
- concern about increase in traffic, depending on use



Small group report back to large group, Dec.
2, 2023

SUMMARY OF INPUT FROM PUBLIC FORUM

Monday, December 4, 2023

Peirce Elementary School 7:00 PM–9:00 PM

Purpose of Public Forum: *To invite the residents of Arlington to come together and generate ideas that will create a shared vision and goals for the future of Mt. Gilboa. This in turn will be used as the foundation for an action plan that will outline the steps necessary to attain this vision.*

Approximately 40 people attended the forum. Several attendees had also been at the previous forum held on Saturday afternoon. All attendees reported visiting the site frequently, many on a daily basis.

Favorite Features to Preserve:

Participants expressed a strong interest in preserving the “wildness” and natural feel of the woods. They most appreciate:

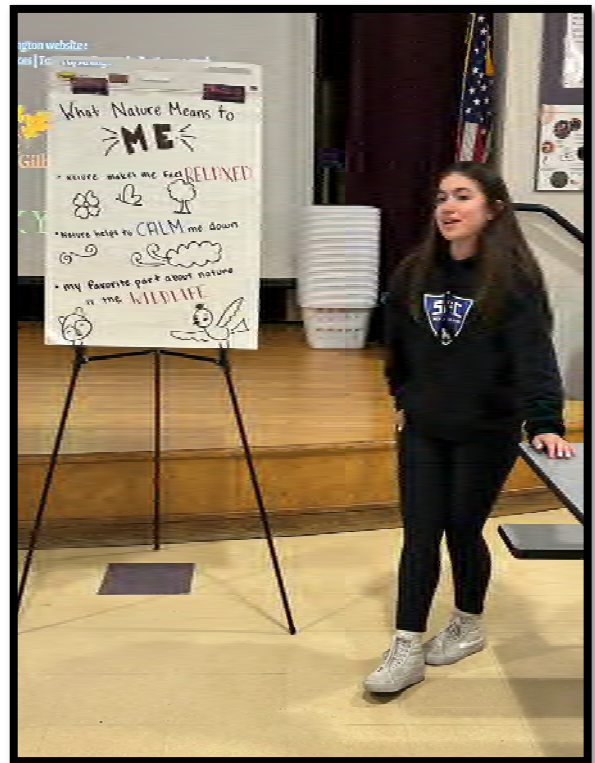
- Wildness and wildlife refuge
- Untouched, unenhanced / blended with nature
- Trees, tree canopy
- Nature

Also:

- Historic house and iconic vista
- Trails and views
- Not over used
- Quiet

Concerns to Address: *Participants were most concerned that the Feasibility Study would result in making unwanted changes to the area. They also passionately expressed a concern that decisions have already been made regarding what “improvements” will be made to Mt. Gilboa and that their voices will not be heard or considered. They were also concerned about:*

- Broken glass and trash, dog waste (human impacts)
- Invasive species



Teen Voice, Public Forum, December 4, 2023

Also:

- That a decision has already been made
- How will the house and whatever happens to it be insulated from surrounding natural space
- Vision of a “pure” natural conservation zone is not compatible with coupled human-environment and access to diverse populations
- Lack of trust that town will listen to community desires
- How to respond to densely populated and increasing population
- Desire for regenerative / creative use for the space
- Concerns about protecting from overuse
- Concerns that process captures only loudest voices
- Off-leash dogs
- Runoff/erosion on paths
- Public mis-use
- House /driveway/garage including ambiguity /safety/security
- Obscure trails uneven
- Lack of protection of views (neighbor obscuring views)
- Feels unwelcoming
- Dilapidated house and financing maintenance
- House not open to the public
- Difficult public access/steep

Potential Improvements to Consider: *There was much concern expressed regarding how the term “improvements” is defined. Most participants did not want to add any signs of human intervention into what they see as a wild site. Almost all agreed that removing invasive plants is a welcome improvement. A number also felt that cleaning trash and dog waste would help to keep the site better maintained.*

- Remove invasive plants
- Do nothing

Also:

- Town-supported “Friends of Gilboa” to do maintenance with support of Conservation Commission
- Add security to address mis-use: surveillance features
- Two benches (wooden)
- Youth environmental education and conservation engagement (community service opportunity)
- Events for maintenance and clean up (trail maintenance and invasive management)
- Guidebook of birds/vegetation (maps without signage)
- Restore habitat
- Greater legal protection
- Trash clean up
- Access to house site/ views
- Move house offsite and restore habitat

- Restore house
- Hands off the woods
- Dedicated caretaker

Future of House and Garage: Needs Further Discussion: *There was no significant agreement regarding a desired future for the house and garage. In fact, there were many contradictory ideas offered that ranged from demolishing it, relocating it, and reusing it for private as well as public use.*

- Remove house and garage and pavement and replant
- Restore house as a retreat and education center, artists residency (Arlington poet laureate and/or painters subsidized housing), peace-building dialogue center, low-impact public use, nature/ecology protection/conservation and learning center for children, wilderness/arts center, a neighborhood community center, Use as subsidized housing (2-3 units), use as a conference center/events/ arts/conservation /cultural center/residency, use for refugee/immigrant housing, Caretaker's apartment, etc.

Also:

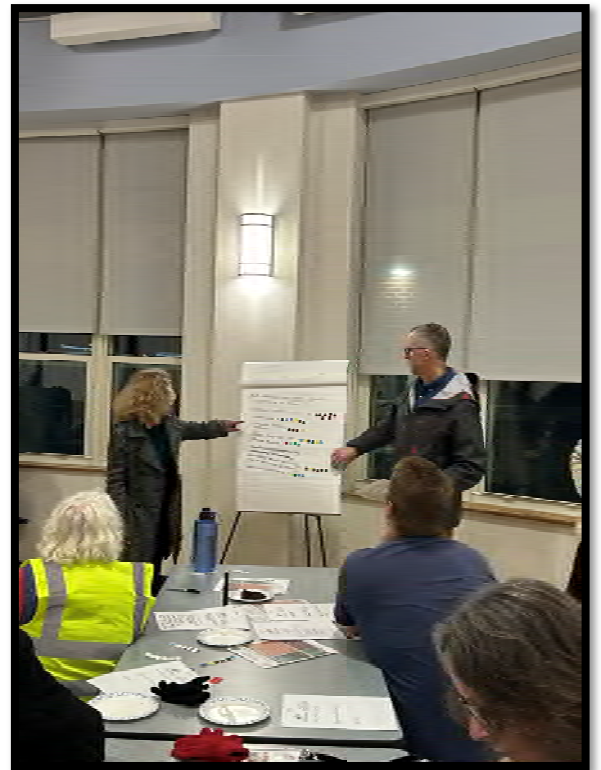
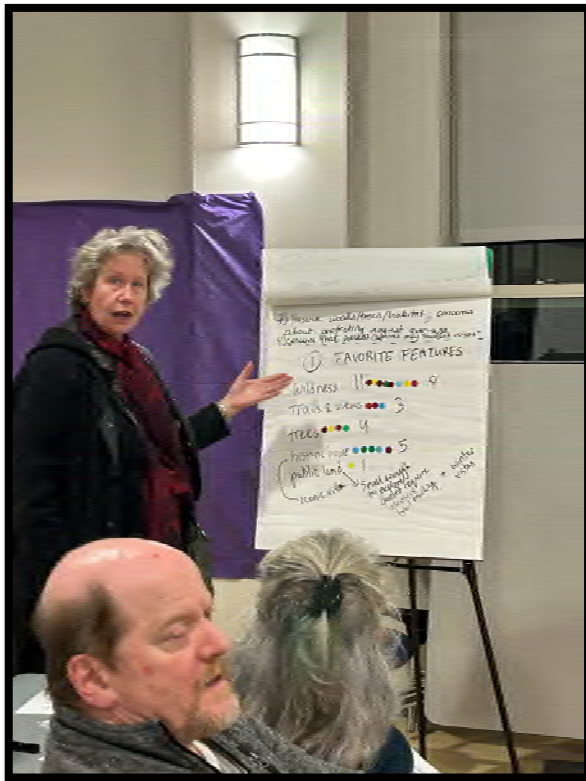
- Stop deterioration of the house (not the same as fixing it)
- Lots of people coming and going is a bad thing
- Putting a number of parking spaces next to the house is a bad thing
- Take the garage down and bring the house up to code
- Move house to elsewhere in town (maybe Reservoir Beach)
- Protect ecology
- Retain public access to the site
- Long term lease to preservation organization or any responsible group
- Lease for conservation to generate income
- If all else fails and the town cannot do anything, move the house, keep the staircase, and use the foundation to create an observation point
- Minimum renovation for single family
- Bring the house up to code and keep it as an historic site
- The house makes the woods unique and gives them a certain feeling
- If the house is kept, it should be acknowledged as part of the open space

Neighbors who had attended the neighborhood forum on Saturday were asked to form a separate group so that they could have an opportunity to further discuss relevant issues (and not answer the same questions for a second time). When asked why they came to this forum (a repeat of the one held specifically for them two days earlier), they responded that they wanted to be sure that their voices were heard and that they wanted to emphasize their points. One of the neighbors asked for a show of hands to demonstrate agreement with the following statement: ***"We want an ecological site for preservation and not a human-centric park."*** A large majority of the forum participants raised their hands. The group spent some time discussing what this meant to them:

- No repurposing, no enhancing

*Mount Gilboa Conservation Area Feasibility Study
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- Don't be human centric
- Wild space, preserve as is
- Only define the edges
- Avoid trail maps
- Remove asphalt
- Instead of signage post information on a website and/or App/QR code and only at the entrances at the edges
- Support bio-diversity



Small group report back to large group, Dec.
4, 2023

REPRESENTATIVE QUOTES

(from written responses to questions at forums on Dec. 2 (25 respondents) and Dec. 4, 2023 (8 respondents))

Memories of first time at Mt. Gilboa

"Collected acorns with my son and it was beautiful"

"I lived in Somerville in 1980s and was looking for a place to rock climb. I studied a topographical map and found the cliff at Mt. Gilboa and its partially conserved land."

"Amazing to have a section of "untouched" forest and natural space a few steps away from home."

"Picking wild blueberries."

"So surprised to find an unimproved pocket of land in the middle of the neighborhood. Went for a walk with our kids the day we moved into Crescent Hill Avenue."

"Our first visit was when we looked to purchase our home. The nature conservation land is one the reasons we choose to buy our house."

"The first week I move in (2016) I enjoyed the fact that I lived next to an untouched wilderness area that was peaceful. I hiked, saw the sunset and read poems from people. Just beautiful as is."

"I was delighted to discover some wilderness right in my neighborhood. I loved the hilly climb and subtle trails and abundance of trees."

"Twelve years ago I discovered Mt. Gilboa and wondered where it would lead to. I don't like to walk on streets so I was so grateful to find this peaceful area near my home to contemplate nature."

"Discovering a secret treasure in our neighborhood."

"Walked with my dog. My first impression: lucky to live so close to the woods."

"1999 – I thought wow! What a great resource."

"October 5, 1996 visiting my (now) house with the real estate agent- a 70 year old (since died) neighbor walked out of Mt. Gilboa woods with her hands full of mushrooms she had collected there. It was love at first sight for me – wild open land, mushrooms, great neighbors, contact with natural space."

"Wow, what a wonderful (hidden?) resource."

"I took my 2-year old on a Sunday morning and it was magical. We went to the rock and saw the views and enjoyed the wildness."

"I bought a house next to the land in 2005. I walked the area and it was a primary reason I bought the house. I have an amazing view from the top of rocks overlooking Westminster Ave."

"Magical, peaceful, beautiful, a real treasure. I walked through with my then young kids (3)."

"It was the reason I purchased my home. I walk in the woods every day."

"I went to Mt. Gilboa for the first time in 1989. I loved the peaceful, quite of the area. I walked all over."

"2003, newly arrived to the neighborhood. Delighted for open, quite space at the end of our street. It was our walking path to Peirce; we've had birthday party picnics there too."

Favorite thing to do at Mt. Gilboa

"hiking with my children, walking our dog, especially walking kids to school each day."

"Walks with less traffic; nature-friendly people."

"observe nature"

"Enjoy and observe wildlife passively and actively"

"Hike and walk the dog; let the children explore, walk through to school every day; be in a quiet, natural space."

"Being there with friends; seeing Boston; listening to birds."

"Thanksgiving Day walk, Christmas walk, walk after first snow, autumn walk, full moon walk"

"Walk my kids to school. Allow my children to be in a natural space without pavement (much)."

"Peaceful walks, watching nature, walking through undeveloped forest areas."

"Walking my dog. Enjoying the sunlight through the trees, the solitude, the unexpected: will I see any wildlife?"

"Walk, sit on a sun-warmed rock and look at the clouds overhead, or the sky through the trees."

"Walking my dog. healing space; hiking/exercising; experiencing and enjoying wildlife, e.g. I just saw a coy wolf this afternoon!"

"Walk for fun and as a pleasant route to other destinations."

"Walking, thinking, breathing."

“just walking, wandering – discovering new paths, areas, views WITHOUT signage to tell me where I am. It’s wild and rocky and natural. I like watching huge oak trees grow, lose limbs, decompose over the years without human intervention. Sit on rock ledges, alone.”

“Walk alone or with my dog and observe the sounds and sights around me.”

“Walk, see the views, escape.”

“Hiking the loop around the house.”

“I am in the woods of Mt. Gilboa 2-3 times daily. I walk my dogs; sometimes I go to sit and write or read.”

“I love just the quietness and wildness. A walk in the woods is a wonderful way to reset, connect with nature. It’s a beautiful wonderful spot.”

“Go for walks, watch the season’s change, restorative sense of being in nature.”

“It’s such a treat to have a neighborhood park where my children feel safe to build fairy houses.”

What makes Mt. Gilboa special?

“It is an unusually wild place in an area that has very little green space.”

“Undeveloped natural wilderness.”

“wild space”

“elevation, views, and large unmanicured woods”

“The wildness of it, even surrounded by roads and houses.”

“That it feels like finding your very own woodland paradise; like you could almost be in the Berkshires except you’re right outside Boston.”

Concerns about the future of Mt. Gilboa

“Leave it alone; do not improve; it’s just left wild”

“Do not improve it; do not increase foot traffic.”

“My main concern is that the wildness of the area will be compromised. It’s important to me that the ecology of the area be protected.”

“Remove invasive species.”

“Preserve the house or move it.”

“That it might get overdeveloped.”

"Don't build new trails, leave it as is. Regarding the house: remove it."

"Restore the house for meeting space for arts and NGOs."

"The Town loves to 'improve' things, spend money, and otherwise tinker with areas that could be better protected, as is. I don't want to see Mt. Gilboa targeted."

"I don't want more structures."

"Concerns about what will happen with house, invasive species, and erosion."

"loss of wildlife"

"Concern about increased human use making Mt. Gilboa less safe for wildlife."

"I am deeply concerned that enhancing the house's use to attract more people will be at the cost of negatively impacting the most important value of the parcel – the area as a conservation land."

"At some point in the future there will need to be a decision about whether to restore or tear down the house."

"Ruining its beauty, peacefulness, and safety."

"It is not a good place to build housing; open space is too precious in Arlington. Uses that don't respect nature."

"My concern is that this process will end with taking the natural elements away. The untouched aspects are so important in this urban environment."

"Please prevent major commercialization or renovations; worried about wildlife habitat and impacting environment."

"It would be a shame for the area to become less wild and quiet. There are so few spots of wilderness in Arlington at all. We must protect this area for wildlife also."

"With my neighborhood participating strongly in favor of protecting the wildness, I don't have any concerns."

"It needs to be left alone!! Please think for wildlife sake (plants and animals)!"

"The land should remain as is, rugged and wild. I am less concerned about what happens to the house/garage."

"The house falling down/being unsafe, overdevelopment, overuse."

"I do NOT want to see the trails/paths and land become human processed with signage, paved trails. Keep it raw and real, not another well-marked park."

“Afraid that “improvements” will destroy the wonderful existing wild space.”

“I want the wildness preserved. I do not believe ADA compliance would be required; I will research. Don’t increase traffic to the area (entrances are on side streets that dead-end; no capacity for additional traffic and parking). Please take close neighbors views more seriously than others. “

“Would not like to see any landscaping or tree cutting; the space should be kept as wild as possible. We don’t need to change every parcel of land to suit humans. No use of the house is consistent with this goal, so the house should be removed.”

“I am desperate and passionate that it is left alone! The owl, fox, coyote(s)! Please!”

“Please don’t change anything!!! I really don’t want it to be developed or changed to a park or made ADA compliant (it doesn’t make sense in this space).”

“I want the land to stay as it is now. The house and garage could be taken down – leaving the land open.”

“Traffic- increase in both cars for parking and walkers. Huge increase in off-lease dogs at reservoir since the improvements there.”

Other Comments

“The goals for conservation and recreation seem antithetical. I vote for conservation.”

“Benches should be wooden, no plastic.”

“Please no signage. I love the sense of being in the woods... which signage immediately ruins.”

“I hope everyone can be respectful of one another in this process; think of the hard work the town workers are putting in, the high emotions everyone’s carrying into this process. Be respectful of the histories everyone brings to this process. I hope the consultants can understand the tenuous history of woodlands and community development projects in Arlington and why emotions are running so high through this project. “

SAMPLE THOUGHTS EXPRESSED IN NEIGHBORHOOD EMAIL THREAD

“There is a strong feeling that the woods should be kept completely wild and “unimproved.” No cutting of trees to open a view. Most, but not all seemed to want no benches, resurfacing of paths, or an increase in signage or marking of trails.”

“My personal view is that [the house] is great looking, unique, and historical 99-year old house that should be preserved and put to the lowest-impact use that can be found.”

"Don't call in the wrecking ball yet, please. I love the house too and hope it stays but agree that, if it does, it should continue to be used "quietly."

"The woods should be left as pristine as possible."

"It is one of the few/only truly wild spaces in Arlington. In our yard we've had wild turkeys, foxes, coyotes (and of course countless rabbits) precisely because of that patch of land."

"It would be a shame to put our human fingerprints and needs all over it."

"Parking is already an issue."

"I like the concept of establishing a community center of some sort, however, the financial implications are significant."

"I think the priority should be the woods and the wildlife."

"If the house is to be used for any purpose, it should directly relate to nature conservation- a nature education center or something such as that."

"I love how you can see the house up on the hill from all the way over at the Res."

"Can you imagine somebody renting a room there [in the house] to write their novel, with the woods as their inspiration?"

"As Arlington confronts the tangible impacts of climate change, the preservation of our remaining woods becomes increasingly crucial."

"After COVID there has been more of a need for people to work from home... led to the rise of "co-working" spaces as many people don't have a home office. These are expensive and don't usually allow for occasional use – you have to sign up for a monthly fee... I think it would be tremendously useful to have rooms available for quiet work... Those who need occasional extra room for a project, artwork, etc. could also use this kind of space."

SAMPLE COMMENTS FROM EMAILS SENT BY STAKEHOLDERS

"The space would take a lot of work to make it usable by the general public, but can quickly be made a very comfortable rental house with fantastic magical surrounding woods which still supports coyotes, foxes, young eagles, red tailed hawks, Cooper's hawks, falcons in addition to the multiple types of local and migrating birds. There used to be many other local resident critters but the influx of humans during Covid caused a decline in sightings."

"I am writing to ask that you do not "improve" or "enhance" the woods of Mt. Gilboa and that you leave them alone. Natural woodlands like these are rare in Arlington and should not be changed or altered (it's reasonable to maintain the historic house). "

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"I created the poetry board in 2014 (with David White's support and an eager group of Eagle Scouts earning a carpentry badge). I hope it can remain part of the Mt. Gilboa ecosystem."

"Mt. Gilboa in its current state is a haven for those of us who would prefer not to see signage, manicured paths, and other indications of management when we go for a walk in the woods. When I walk or run there, I can forget for a while that I'm surrounded by houses and roads and cars, and just turn my brain off! I can forget my profound sorrow about the state of our planet, and give thanks for this little spot of wildness in our dense community."

"I would love to see a park there for the community and of course, history about the place - who built a house that you can see for miles around? Was it a developer that owned a bunch of land? Was there a family there? It's always struck me as odd that something so visible doesn't have accessible info about it. Tours of the house would be great. Green space for outdoor movies, picnics, a spot to see the 4th of July fireworks - so much can be done up there! The trails are awesome too. "

"My primary concern is how the existing house and other structures affect the experience of Mt. Gilboa as conservation land – as natural open space. Even though the house is owned by the Town, it has been rented out to private individuals as a residence, and that greatly inhibits general public's use of the very central and dominating space at the top."

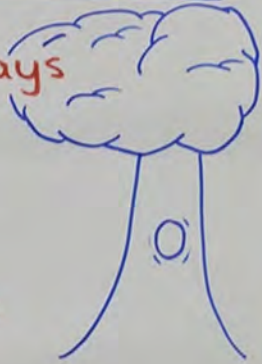
"As to the house, I hope that it will not be removed and replaced with a vista park, as this will mean tree removal and significant changes to the landscape. It would be a shame to destroy what instead could be converted into two or three units to add to our Subsidized Housing Inventory. I understand that the drive would need to be widened. and other updates made, but re-use of the house would be a fairly low impact way to add a small amount of housing. Not to mention keep a lot of waste out of a landfill."

TEEN VOICE

Input of teens attending the forums

Favorite Features

- Convenient Pathways
- Quiet
- Safe
- Good size for kids



Possible Improvements

- Trail Markings
- Clean-up committees
- Nature walks
↳ especially for little kids who don't live around the area

What Nature Means to **ME**

- Nature makes me feel **RELAXED**



- Nature helps to **CALM** me down



- my favorite part about nature is the **WILDLIFE**



ON-LINE SURVEY SUMMARY

The on-line survey opened in early January 2024 and remained active for approximately one month, with 187 individuals responding to a series of eight questions. In summary, those who participated emphasized a strong desire to preserve Mount Gilboa's natural environment, and many advocated for minimal human intervention to maintain the property's wild character and conservation status. Participants agreed on the importance of protecting the area as a wildlife habitat and a refuge for nature, and offered suggestions for basic signage, trail maintenance, and control of invasive species, rather than for significant changes or developments. They expressed mixed opinions regarding the fate of the house on the property, with some suggesting its removal to enhance the natural landscape, while others saw potential in preserving and utilizing the house. Additionally, participants voiced concern about the impact on surrounding residents and stressed the importance of maintaining Mount Gilboa as a protected wildlife conservation area, reflecting a community interest in ensuring the property remains a natural oasis for future generations.

When asked ***"what can and/or should be done to improve and/or enhance Mt. Gilboa?"*** eight common themes emerged:

- ~ **Cleaning up and Providing Trash Barrels:** Many responses suggest cleaning up the area and providing trash barrels to maintain cleanliness
- ~ **Improving Signage and Boundaries:** Several responses recommend providing better signage, markings, and maps to indicate the boundaries and trail system of Mt. Gilboa
- ~ **Enhancing Legal Protection:** Many responses suggest increasing the legal protection of Mt. Gilboa as a conservation area
- ~ **Creating a "Friends of Mt. Gilboa" Group:** A common suggestion is to create a volunteer group to conduct maintenance and support the Conservation Commission's efforts
- ~ **Regulating Dog Use:** Some responses recommend regulating the use of dogs on the property.

ON-LINE SURVEY

From 187 respondents:

The top three **favorite features** were:

- Quiet/peacefulness
- Tree canopy
- Animal habitat

The top three **least favorite features** were:

- Invasive plant species
- Dog waste and dogs
- Trash

The top three responses to the question:

What can/should be done to **improve Mount Gilboa?**:

- Greater legal protection
- Clean up trash
- Create a "Friends of Mt. Gilboa" group

The top three responses to the question:

What is your **favorite thing to do** at Mount Gilboa?

- Walk/hike/exercise
- Experience the peace
- Walk dog(s)

The top three responses to the question:

Do you have any **concerns** about the future of Mount Gilboa?

- That making improvements will negatively impact the natural features
- The future of the house
- The impact of attracting more people to the site

The top three responses to the question:

If you could do **three things to improve** Mount Gilboa:

- Greater legal protection
- Clean up trash
- Remove invasive species

Mount Gilboa Conservation Area Feasibility Study
Arlington, Massachusetts

- ~ **Improving Accessibility:** A few responses suggest converting the lower trail to ADA compliance to make it more accessible
- ~ **Removing Asphalt:** Several responses recommend removing the existing asphalt on the property
- ~ **Organizing Maintenance and Clean-up Events:** There are suggestions for organizing events for maintenance and clean-up to engage the community and maintain the area

Detailed responses to the survey's eight questions, as well as "additional comments," appear on the pages that follow.



Mt. Gilboa Feasibility Study Survey

187 responses

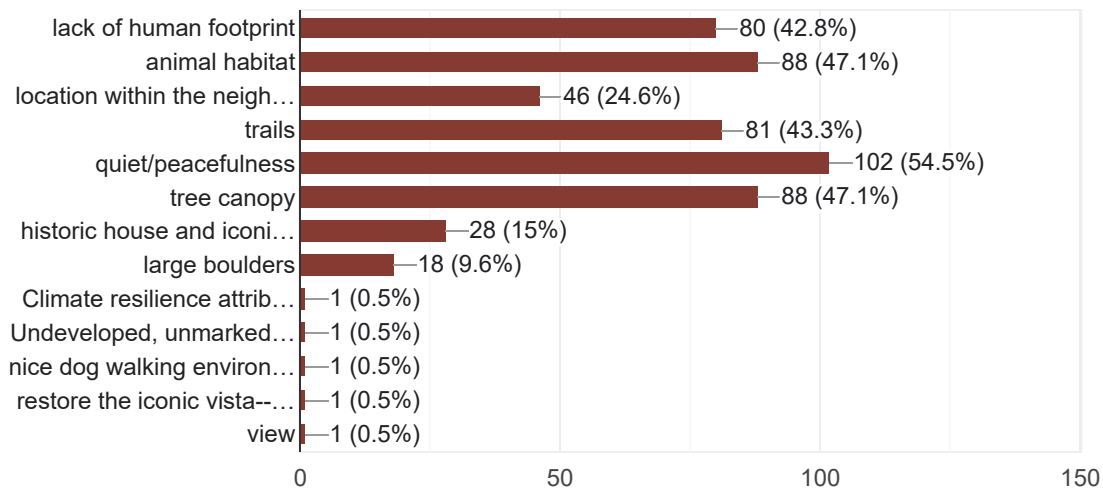
What are your FAVORITE features of Mt. Gilboa?

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What are your FAVORITE features of Mt. Gilboa?

In other words, what would you want to be sure is preserved in the future?

187 responses

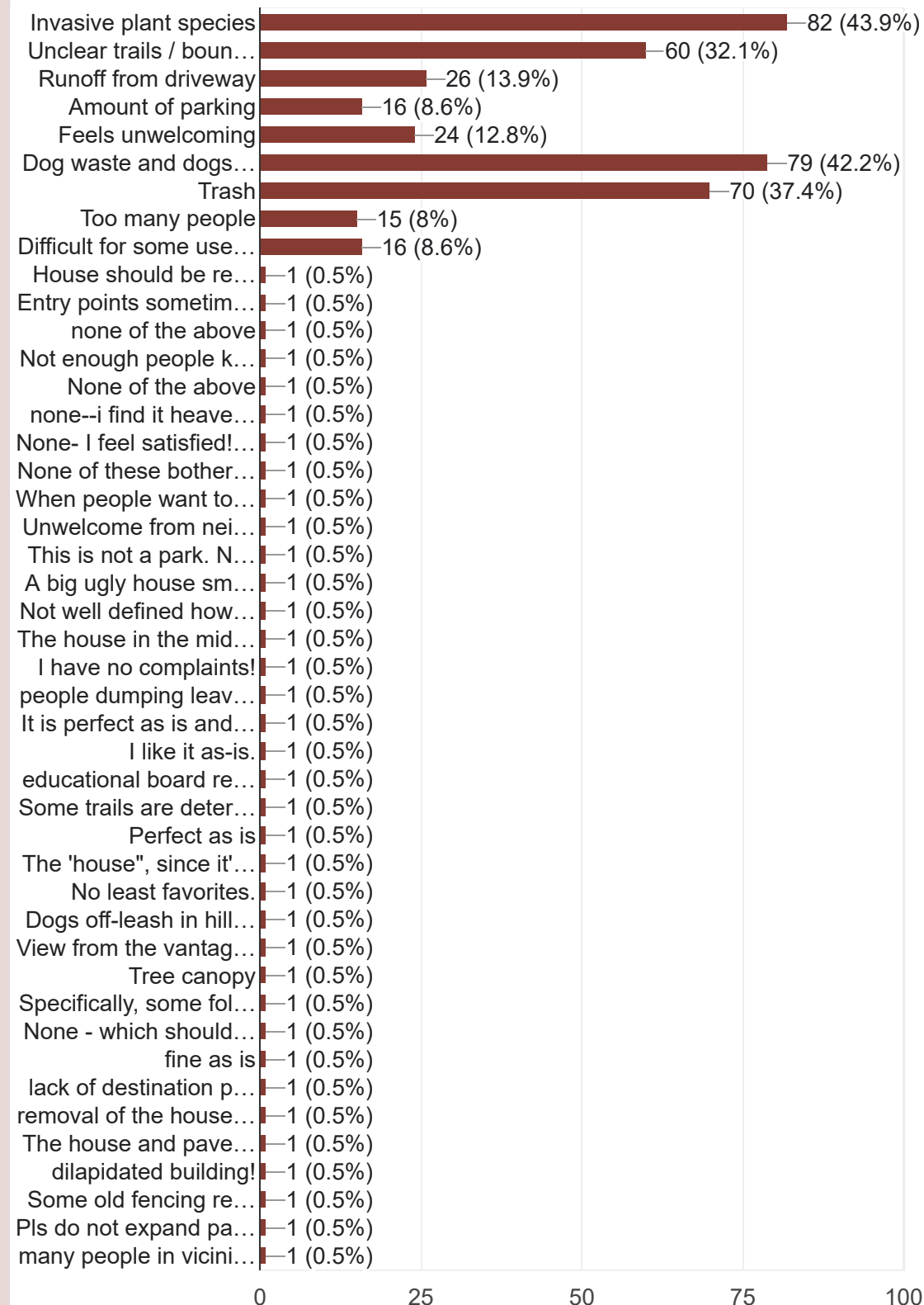


What are your LEAST favorite features of Mt. Gilboa?

What are your LEAST favorite features of Mt. Gilboa?

What are some things you feel need to change to improve your (or that of others) experience at Mt. Gilboa?

187 responses

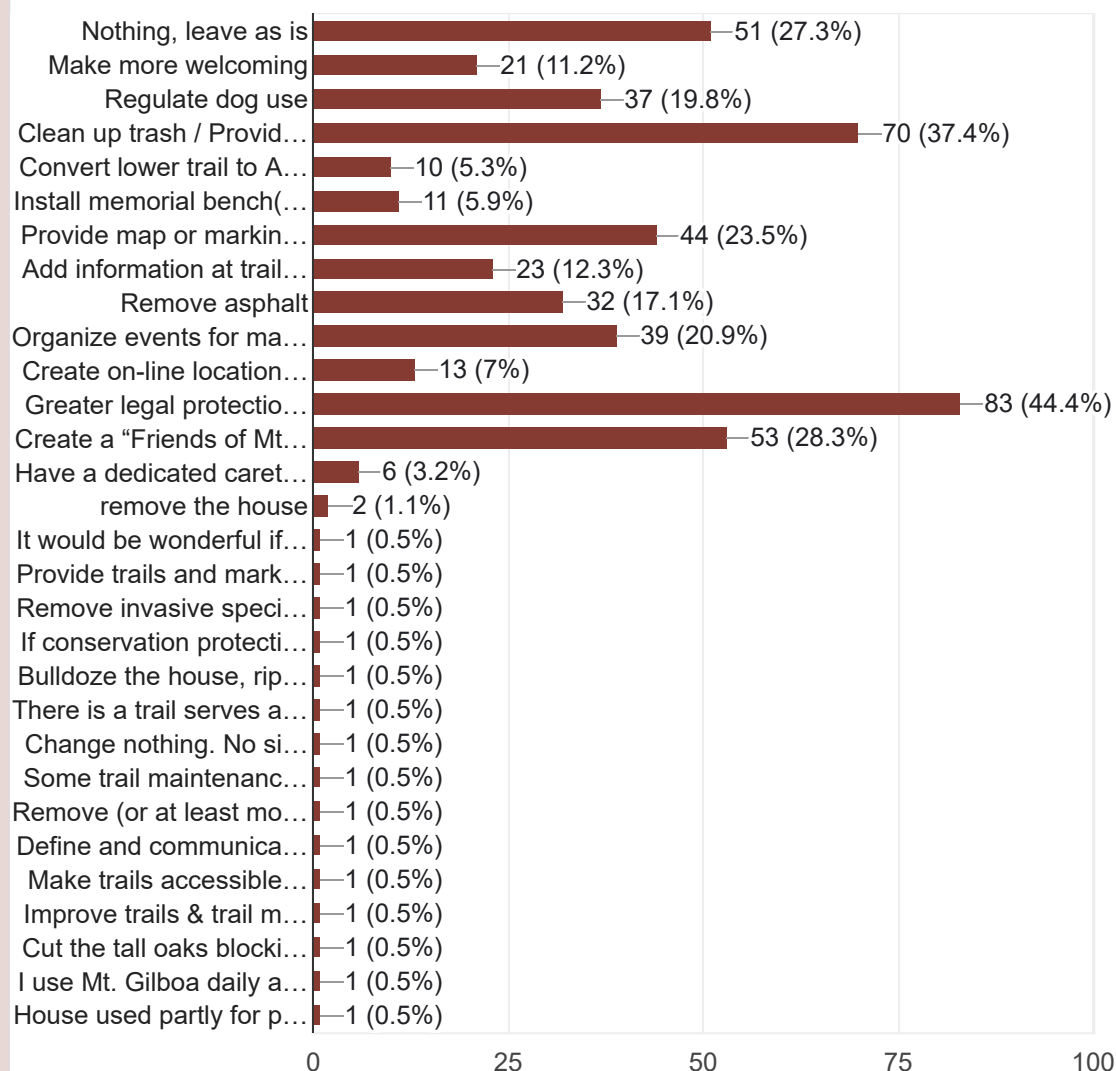


What can/should be done to improve / enhance Mt. Gilboa?.



What can/should be done to improve / enhance Mt. Gilboa?

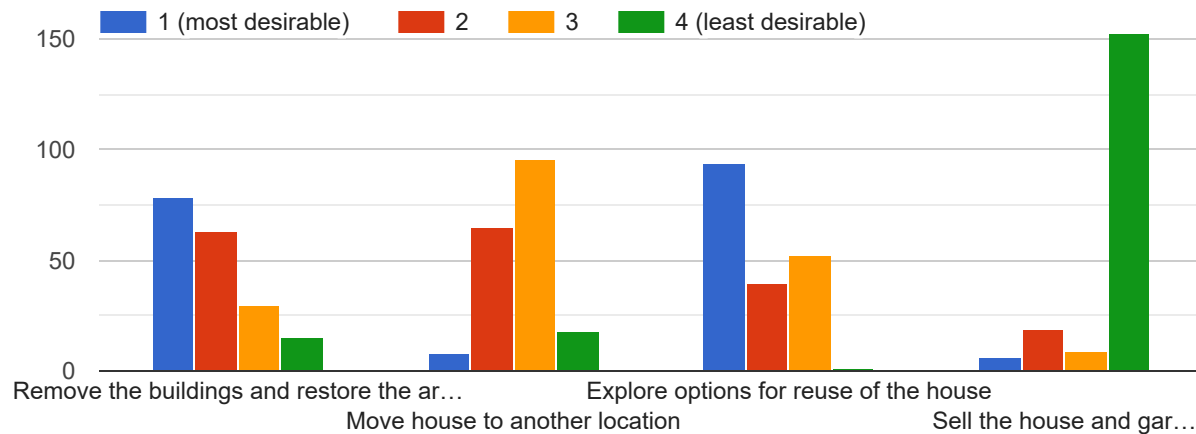
187 responses



What can/should be done with the historic house and garage? What needs can they meet and how?

What can/should be done with the historic house and garage? What needs can they meet and how?

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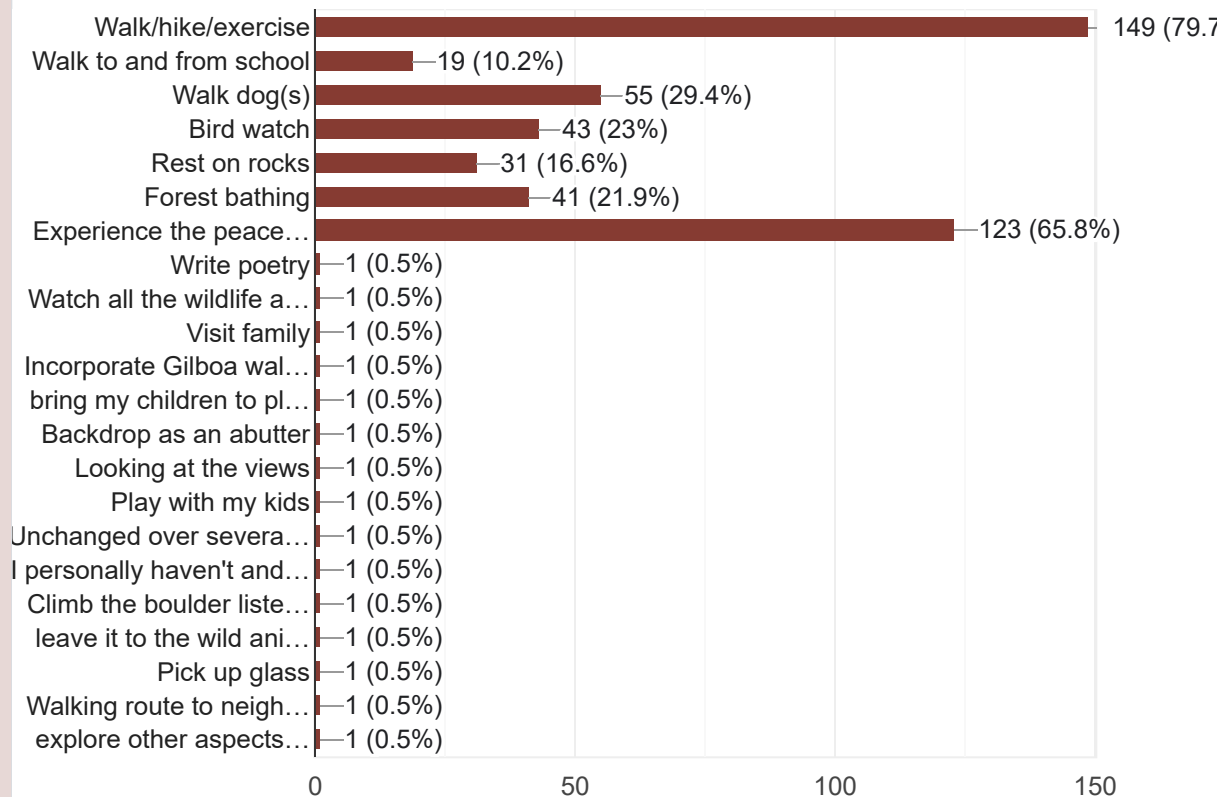


What is your favorite thing to do at Mt. Gilboa?

What is your favorite thing to do at Mt. Gilboa?

[Copy](#)

187 responses

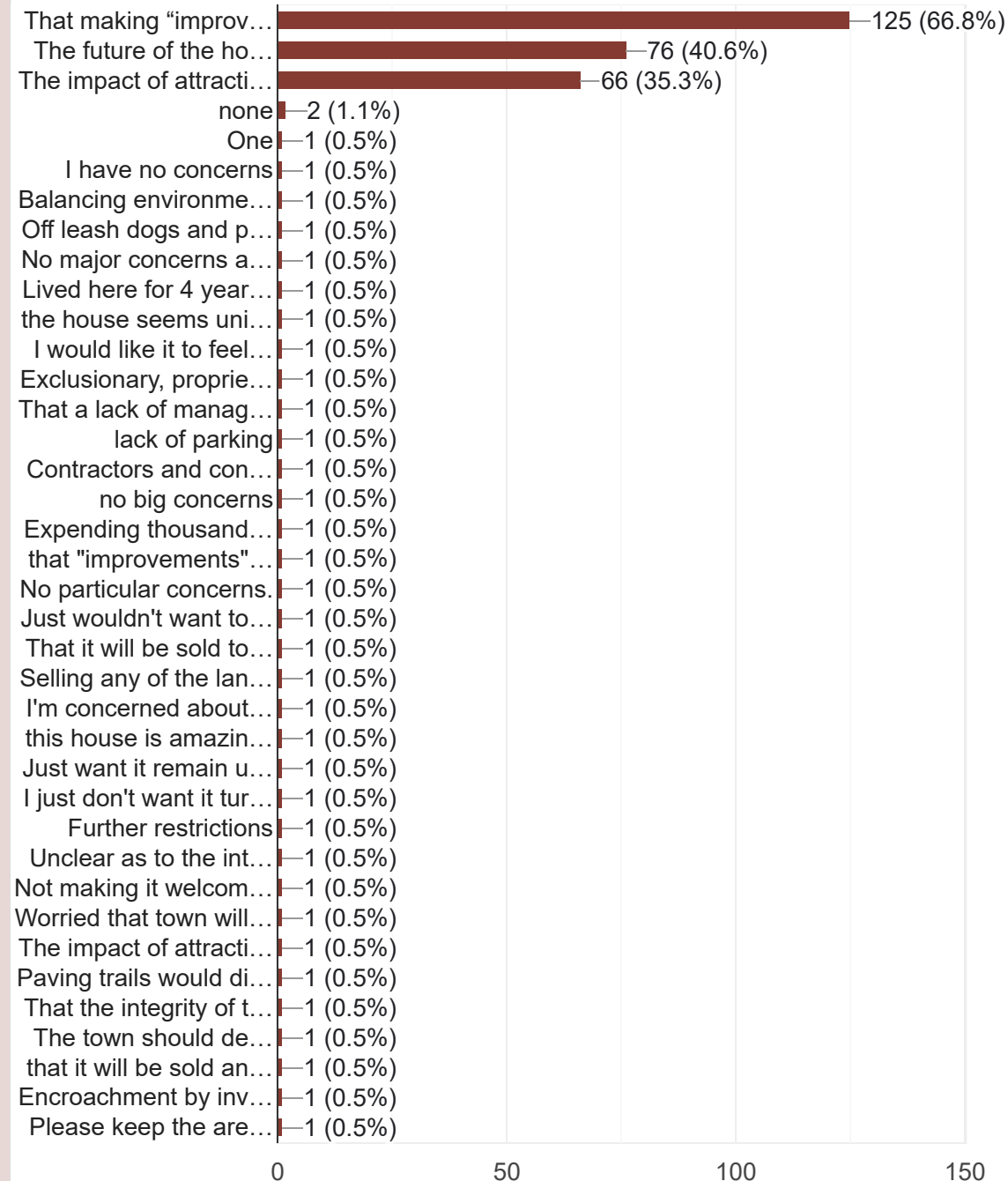


Do you have any concerns about the future of Mt. Gilboa?

Do you have any concerns about the future of Mt. Gilboa?

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187 responses

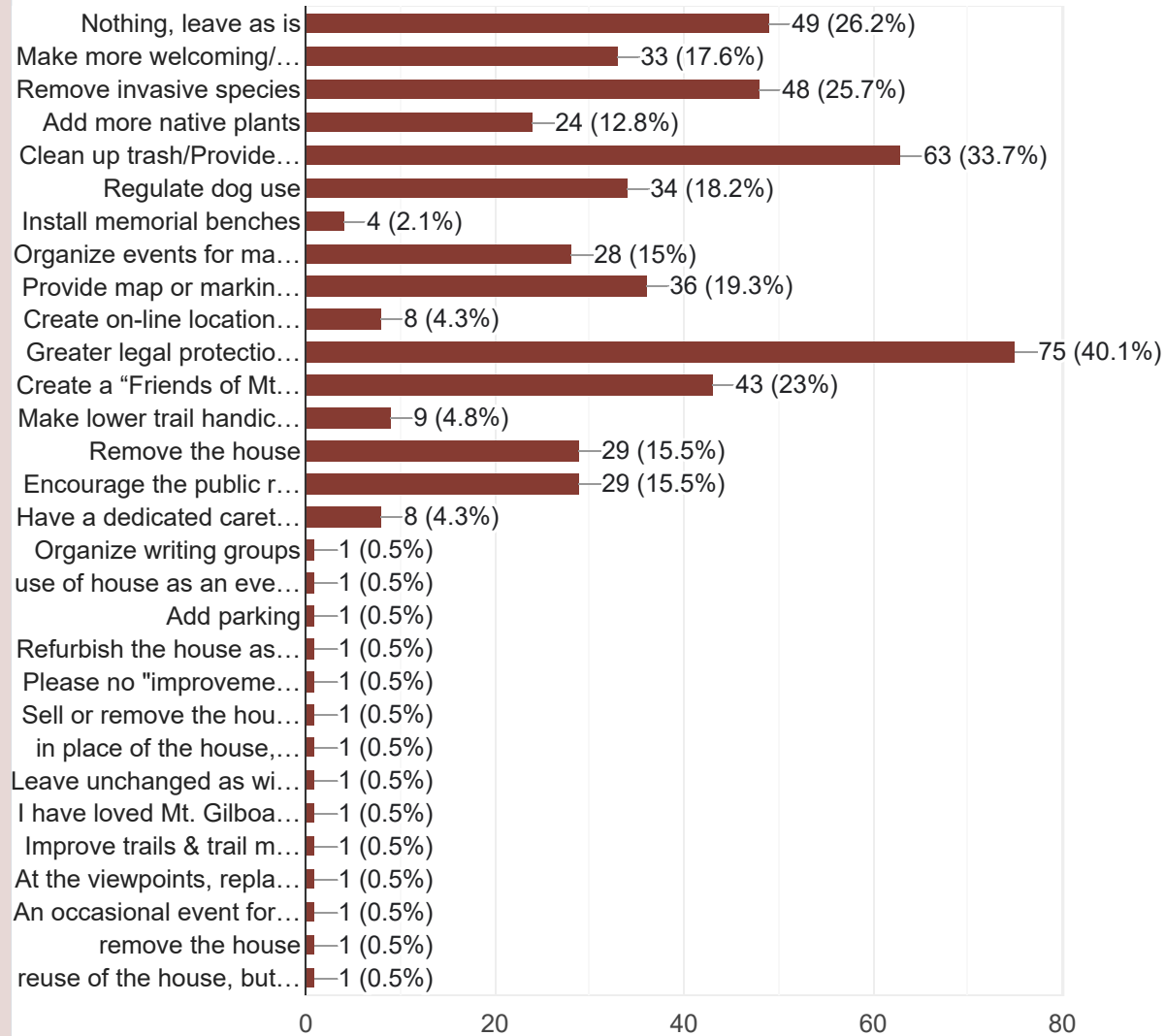


If you could do THREE THINGS TO IMPROVE Mt. Gilboa, what would they be?

If you could do THREE THINGS TO IMPROVE Mt. Gilboa, what would they be?

 Copy

187 responses



Additional Comments

Is there anything else you would like to tell us about your thoughts regarding Mt. Gilboa?

76 responses

You could revision the house and the property as a writers' retreat center.

Minimal intervention - the property should remain wild-ish and a refuge for animals and people.

With the Governor's office, explore making it an Executive Mansion.

I hope there is oversight about the use of the house. I remember that at one time the rent was artificially low because it was rented to friends of a town official.

There are so few areas in Arlington that haven't been "enhanced" with art and benches and everything. There's no need to do that to Mt. Gilboa. The only enhancement I would make is to improve the path connecting kids from the Crescent Hill area to Peirce. Other than that, invasive control and keeping it primarily as habitat is the right thing to do.

The area is too small to be widely publicized (and I don't live in the immediate area), as it would be overwhelmed as Whipple Hill has recently become, with high levels of path erosion and dogs run amok. PLEASE ensure its preservation with a CR! It's nice to have a bit of green remain in the area and not turned into a manicured park.

Love Mt Gilboa! We hike there with our dog multiple times per year

Please do not "reimagine" or "enhance" this treasure! Leave it alone!

this woodlands is an oasis in what has become a noisy suburb; Whipple Hill used to be the same prior to overuse during the pandemic.

If you can't afford to knock the house down, divide the property so the house is on ~1/2 acre; impose some serious deed restrictions to protect the conservation area, and sell the house. Use the \$\$ for something else in town.

It is a gem - I worry about overuse if you begin to create signage and parking. Just look at the Res since the improvements - dog use is out of control and it's always busy

Precious natural space in Arlington deserves thoughtful, careful, creative care and we have the ability to make sure this precious natural space is well-tended first and foremost for the birds and animals who depend on it, and second for judicious, respectful use by people.

I've lived in Arlington for 50 years; my first visit to Mt.Gilboa occurred just last week. Hiked the trails.

The questions on this survey indicate an advancement from the last, with more ideas about adding human imprint now apparent. PLEASE. Leave this rare place alone.

it's a beautiful pristine wooded area - the last refuge for many wildlife species in Arlington - let's leave it as such !

Thanks for doing this.

I walk there nearly every day and I love it! It's great to see kids and families on their way to Pierce through the woods. What a gem! I also love the Christian school's scavenger hunt project. Having community groups like this feel ownership is important.

Thank-you for this process and your sensitivity to and respect for the community input. My answers probably show that I have mixed feelings about the house. It is really cool and it makes the scene so unique with this house looming up on top of the hill (it is visible even from the Arlington Reservoir trail). But, for many reasons, I think the house is not suitable for a public use (e.g. meeting space) and a variety of interesting meeting spaces are already available in town with much better parking and accessibility. A residential use, as long as it didn't disturb the peacefulness, would be okay. However, if the house were to be removed, I'd like to see a scenic vista with a more natural feel, harmonious with the rest of the wild land. Including getting rid of the asphalt, of course! Maybe a stone dust surface instead to provide accessibility (like the new Arlington Reservoir trail). Perhaps with rustic picnic tables and benches and very limited parking, encouraging those who are able to walk up the drive but giving some parking options to those who have mobility challenges. And, as somebody suggested at one of the meetings, maybe the foundation of the house could be left as a "feature", commemorating the fact that it was once there. (Similarly, a project at Robbins Farm Park created a monument that is intended to be reminiscent of the foundation of the original Robbins family farm house...ask Tony Vogel of Friends of RFP about it). Thanks very much, again....the community meetings were a bit rocky but I think a lot of the neighbors feel they were heard.

I live on the block that leads to the land. It's one of the few spots that is still preserving nature and animals. It doesn't need more people, more traffic, more signs, more paths. It should be conserved, as it was intended to be. I value the animal life and the trees and the peace - any attempt to develop would be harmful and short-sighted.

This is a municipal resource not a neighborhood resource. Preserve with strongest protocol as wild open green space, preserve as tree sanctuary, wildlife sanctuary, for forest bathing.

Any open space in Arlington deserves protection and proper care. For that reason, am very pleased that this feasibility study is being conducted.

It is a precious local wooded area. Minimal improvements such as basic signage, public/private boundaries signage, and trimming back invasive species are all good. But nothing more than that. Demolishing the house would be best. I'd be in favor of a bench at the top with a lookout but nothing more.

Arlington has very little open space. Spending CPA money because it's available doesn't make it a good idea.

I think someone there should be more guidelines in taking care of the property and someone to speak to when one is concerned about the conservation land. This is a special place and should be maintained as it with no development whatsoever. However it should be monitored

to make sure it stays that way. Thank you!

Good forced choice survey that is going to add clarity in a short span of time to what most people want . Hopefully will curtail the exhaustive process monkey motion that abounds down here and leads to planning entropy. Don't get wrapped around the axle and spend lots of time on stuff that matters to few and is off mission. By that I mean the house. The treasure of Mt. Gilboa is not a dwelling, its the land. That's the focus, not low income housing the homeless or artist in residence or whatever. Make the house decision soon and move on.

Our family has lived in the Mt. Gilboa neighborhood for 20 years and we would like to see it be as protected as legally possible and unchanged except for maintenance and clean up. It seems to us the house just doesn't belong there.

suggest leving as is - it is a special place

My brother was lucky enough to live in the house in the early 1990's. I watched the most spectacular lightning storm from the living room one summer. Other times, I would watch the transatlantic flights make their turn to the east over Arlington. This was several years before I moved to Arlington, but the impression always stayed with me. If there was a way for the house to be available to the residents as avenue for special events, that would be great. That might not be the most favorable outcome for the neighbors, and as I now live in a different neighborhood, I would defer to their wishes. If the town sold the property, I think it would just be demolished, the tall trees removed, and all the town residents would have to stare at a monument to vanity. Is there a university who would like an observatory site?

It's lovely! Great place for wildlife sightings.

Maintain it as conservation/woodland natural area with minimal "infrastructure." Organize volunteer/neighborhood Friends group to monitor conditions and do cleanups. Remove the house to create a few more parking spaces and an overlook area.

It seems to me that the creator of this survey wants to remove the house. Wouldn't be surprised if that's how it turns out.

This is a much-needed wild area and is precious for Arlington which is starved of such

Do not loose an area that is like a small forest in the middle of housing. Keep the tree canopy and natural aspect. Don't turn into a manicured park.

I love Arlington's many green spaces. Thank you!

For the house, consider a historic curatorship; a long-term tenant pays "rent" by making programmed improvements to the premises. There are many local models, including the Commonwealth's <https://www.mass.gov/info-details/historic-curatorship-program>

Conservation land is NOT a park. ADA compliance is NOT appropriate!

I live in the neighborhood, and have been struck by how strongly people feel about Mt. Gilboa. I'm somewhat concerned that this will become a big conflict or a source of great unhappiness among some residents.

Work with Audubon to reuse the house for outdoor education. The elementary schools are seriously lacking natural space and outdoor classrooms and education. This could be a wonderful resource for schools, green teams and the community to learn more about native gardens, wildlife, even star gazing is feasible on Mt. Gilboa.

Please keep it as a wildlife protected area.

As reiterated in the meetings that I attended I'd like to again state that although for Arlington, the size of the parcel is 'large', it is in actuality not very large compared with other preserved parcels in many nearby and far away towns. However, its importance as a link to the green corridor that it is a part of, is of the utmost importance. In our state of shrinking conserved environs, and the need for birds, mammals and all other forms of wildlife to have a continuous or semicontinuous pathway, providing this has been shown to be the most valuable in terms of true successful conservation. This is of course should be the first priority of our conservation lands.

In most other towns, where conservation has been, and still is a priority, they don't have to further enhance their parcels that are both small and large (or enormous) other than a clear map made available on line and, if large, trail markings. Where necessary, erosion control measures can be employed, and as trees and limbs fall across paths, they are cleared. Also, as we already have, a sign indicating the entrance(s). Mt. Gilboa's size does not dictate the discussed over management ideas and certainly has no area that could or should be made ADA compliant. (All paths have a mild or steep grade to them and regrading any of them would be detrimental and outrageously destructive)

Unfortunately, the town and its employees involved with the house and its upkeep have been extremely negligent in allowing it to fall into its current state. By doing so, a situation of extreme financial burden has been put upon myself and all other taxpayers. If incremental normal maintenance, as would have been done by any responsible homeowner, was done on the house, we wouldn't be in this situation. Now, it's either pay way too much for its renovation and possible additional ADA compliance or, let it sink into the ground.... It'd be best to just remove the house. With our tight budget, as a town, I don't think renovation is a fair investment.

I have had 43 years of experience with Mt. Gilboa, enjoying all that it has had to give and I was a part of the original group of neighbors that convinced the town, with the help of the Trustees for Public Land, to purchase the house and that adjoining parcels to preserve it and protect it from development. I walked my two children to Pierce school nearly every day until they were old enough to continue to do it on their own. I don't mention this to garner praise upon myself but, instead to relate that I have had 43 seasons to understand the language of the woods, with its rock outcrops, its position high on the valley, its flow of seasonal migrations of birds, the changing flora and fauna, and its historical significance to our colonial and native American heritage that once cherished and used it responsibly. I hope we can keep it the low key gem that it already is.

Thank you for allowing me to include my thoughts. I am a proud Arlingtonian.

This study feels like a solution in search of a problem. The property is at its highest and best

use already. The house should either be sold and its lot separated from the conservation land or removed entirely. No trail markers or other signage should be installed.

Beautiful area which could be enhanced with removal or reuse of the house

Please don't destroy or sell the house!!

Arlington's rough in the diamond.
Please promote it's use and install signs and trash barrels

It's important to keep it as open space and conservation land. Arlington doesn't need any new development especially this natural gem.

it seems to be the latest of Arlington attempts to improve areas at great cost but actually make more urban and unattractive uncle sam statue area. park at center. dallin museum (essentially the same but modern unsuitable railings at great cost greatly barren ignored town hall gardens snd menotomy park. - ill placed in high traffic area a plastic bench totally unsupervised renovation years ago. re placement and breaking up of granite slabs. spy pond park grass with a sprinkler system???? and badly planned playground- generic -with badly placed swings in a traffic area and so on since around 1973. , Arlington has gone uglier and urban with ridiculous parking bans and the only enforcement of laws in arlington!!! oops forgot. - town hall. area. brick city! slippery high maintenance and requires un ennvironmental huge amounts of ice melt cannot walk dogs on huge swath of mass ave due to burning paws arlington has several guide dogs on this route also bricks do not enhance - trees and plants do. —I was hoping Arlington would evolve and have more environnental and creative leadership supported and money not spent on bland “do overs”.

Would be nice if the little path connecting Orient Ave to Summit St. was repaved, it is dangerous in the winter getting to Peirce School

I do not support any changes. I do not want the land where the house is to be built on. Taking the house down will take away the historical protection. It will impact all the historical house in the neighborhood. I disagree that it is littered with trash. Adding trash barrels will add a trash problem and rodents. I believe in carry in and carry out Its required at many open space locations. It's not reasonable to expect the trash barrels to be maintained regularly at mount Gilboa. My great grandfather George Disston built many of the house in Mount Gilboa. Our family has been in the neighborhood since 1896. His picture is on the front of the Mount Gilboa historical book.

Mt Gilboa is a lovely way for me and my family to 'take the scenic route' when walking somewhere. Initially, I thought the house on the property was private, and now that I know it's public it's more rewarding to explore and spend time within the park.

Property should remain unchanged as wild space. Any changes to the land or structures will risk the property to a “change in use” risking further development. It is more than coincidence this feasibility is being conducted at the same time as the state mandated housing expansion

for towns with MBTA service, as both housing plans submitted by the town of Arlington about the Mt Gilboa conservation land and historic district. There is little doubt that the town has already engaged planners/developers in evaluating potential uses with any changes under the feasibility process and grant.

With such a lack of wooded spaces in Arlington and the lack of habitat for wildlife I would propose that the number one priority is legal status as a forever to be preserved wooded area that is protected from development 100% forever. I would also vote that it is noted on Arlingtons open conservation sites, and that people are aware of it. It seems that mostly known and used by the people in the immediate neighborhood. While that is ok, and they surely will be good stewards, please reach out to let the rest of the town know that it exists. Maybe hold a wildlife walk there once a year and incorporate into places explored by the schools. Wild places like this are precious for everyone to have access to and experience. I would also agree with the larges number of voters in the meeting that was held (i was not in attendance) that the priority is to keep it a wild natural site. And removing the house and creating a viewing/picnic platform with keeping the existing steps and foundation would e lovely. I believe this location should be celebrated and appreciated and protected, and not used for a single purpose or family (renting) that limits its use for public wildland access in our fairly urban town. Have a picnic day up there on the new viewing area and invite Audubon to come and talk about the birds and habitat, or a wildlife scientist from the town.

Key items

1. Legal Protection as a fully wild native area forever. Conservation Land with no development allowed ever.
2. Keep it as wild and native as possible, with only removal of inavasives and planting of native plants.
3. Remove the house and keep stairs/foundation for picnic area/viewing platform. Do not disturb any of the forest/land as part of any proposed work.

Thank you for the opportunity to provide input.

This parcel is a treasure of open space in our densely populated town. The reservoir project has been a huge success in improving access without harm. I hope the same could be done for Mt Gilboa. I frequent the open spaces in Arlington but have always found Gilboa forbidding, like I will be accused of trespass. So glad to see this survey and interest in improvements.

Please keep Mt. Gilboa undeveloped, but don't remove the house. We should repair it and maintain it for some use by the town, whether an artist's residence, residence for a caretaker,, and/or perhaps a place for schoolchildren and other's to visit for a mini field trip to learn about conservation, birds, etc.

Having known someone who lived in the house in the early 90's, I know how beautiful this building is, so I hope that the Town of Arlington can find a way to preserve the house and use it as a residence or gathering place for small community events. It is a treasure! please don't knock it down!

Last wild place in Arlington. We should protect it at all costs.

Convert the house--somehow--into an open structure available for some meetings or events.

Sometimes the best thing to do for nature is leave it alone.

please do everything you can to keep this space as natural as possible, and protected for future generations. Thank you for being so thoughtful about this.

There is considerable rain water draining into the surrounding neighborhood streets and the trails get 'washed away', particularly after the rain we have had in the last 2 years. As you make improvements to the trails, please put in place a way to redirect the rain water to prevent flooding and large black ice patches on Summit Street.

Unless the property is maintained in a way that ALL townspeople can feel welcomed and enjoy it, it should be sold and the funds generated used to improve McClennan Park and other nearby parks that are welcoming to all.

See email I sent to David Morgan on 2023-12-05 and email I sent to Ryan on 2024-01-11. Thank you for your time and effort!

If the town could make an impactful amount of money selling the house, that would be great; otherwise I'd favor removing it.

Thank you for asking

Please leave the area as wild and do not pave paths or introduce a bunch of signage. Please remove the house, garage and all the asphalt.

Please remove the house and let the open space be preserved for people and animals as a wild habitat

Grateful for this space, we hope it is preserved and maintained!

Suggest artist studio or conservation theme use for house

Needs to be preserved as open space forever.

do not go overboard. the trails are nice as is and i love walking my dog in there and having the trees and birds near my home.

Embrace the natural beauty of this Mt.

Would recommend environmental impact study of Mt. Gilboa based on the various scenarios. Water runoff is a massive concern, there is clear evidence of radon in the bedrock, we have numerous animals who reside in there, and the public that may come to any improved conservation/event land will have a significant impact on private way residents that surround the area.

Put a look out tower at the location of the house after removing it

Whatever you do, don't remove any trees.

Mt. Gilboa conservation should be left as a well protected wildlife conservation area for

wildlife/natural habitat. Their future and our children's future depends on our generation to help ensure that a health Earth exists for all beings into the future. We are quickly running out of natural habitats on Earth, in the USA and in our local area for wildlife to thrive wo being stressed by too limited natural areas, over development and the many humans/dogs etc invading their spaces. Please help ensure that Mt. Gilboa remains a small but important oasis for wildlife!

It's great as is for the trails. Public use of house and view, accessible mainly on foot, would be a really appropriate and awesome asset for the neighborhood and people on foot.

sorry I am a bit late with this response...will you still include it??? can you please let me know? thanks!

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Google Forms

13 June 2024

Martha Lyon, Landscape Architecture, LLC
313 Elm Street
Northampton, MA 01060

Attention: Martha Lyon

Reference: 1 Mount Gilboa Road, Arlington, MA

Dear Martha:

On April 19, 2024 we performed a visual evaluation of the structures at 1 Mount Gilboa Road. The following is a brief description of the structures, our findings, and our recommendations.

STRUCTURAL DESCRIPTION

The property at 1 Mount Gilboa Road has two structures: The Residence and the Garage.

Residence

The Residence is a two-story structure perched at the very top of a hill with a full basement and an unfinished attic under a compound hip roof.

The floor and roof structures are framed of dimensional lumber joists spanning between the exterior masonry walls and interior stud framed bearing walls, sawn lumber beams and steel pipe columns at the basement level. The roof is constructed with dimensional lumber hips and common rafters with board sheathing.

The exterior walls are constructed of wet-laid fieldstone up to the first floor level and multiwythe red brick masonry above the first floor.



There is a large brick and stone-walled stairway ascending from the downward sloping driveway, below the basement floor elevation, up to a formal front entrance at the first floor on the north side of the house.

Exterior window and door openings are spanned with steel angle lintels and windows are wooden double-hung with multi-light sash above and single pane sash below.

There is a three-level extension at the east side of the house and a single-level vestibule with a small roof deck at the first floor level, perched on the raised grade at the south side of the house. There is also a small east-facing addition on the northeast corner of the house that creates new entrance at the first floor level.

Garage

The garage is a single-story brick walled structure with a dimensional lumber-framed hip roof with board sheathing. There are two single-bay roll-up doorways on the west wall and a single doorway on the south. The floor is a cast-in-place concrete slab with an exterior apron extending from the west side.



NOTED CONDITIONS AND *RECOMMENDATIONS*-

Residence

House Exterior-

- There are several areas of the exterior brickwork where the mortar joints are eroded. These include the following:
 - Above and below the south first floor window and below the south first floor window of the center projection, all on the east elevation.



Above the east first floor window,

- to the west of the west second floor window, and below the east window of the vestibule on the south elevation.
- At the south corner of the south entry vestibule's west facing wall.

The eroded mortar joints are in need of cutting and pointing with a matching mortar.

- There are decorative simulated rafter tails applied to the eave fascia of the south entry vestibule, some of which have fallen off. *The remaining tails should be checked any loose tails should be removed. All of the loose and fallen tails should then be replaced, if so desired.*
- Scattered areas of the stone foundation have minorly cracked and/or eroded mortar joints. In addition, there is a large area of the west foundation with eroded mortar joints on the south side of the chimney base. *that should be cut and pointed.*
- Other areas of the exposed stone foundation have deeply cracked and eroded mortar joints, which has allowed the stone units to loosen and potentially shift. This has occurred at the following areas:

- On the south and west faces below the concrete stairway on the east elevation, and to the south of the east-facing basement level window on the pavilion.
- On the north side of the chimney base on the west elevation.

In addition to the loosened stonework, there are what appear to be structural cracks running into the stonework. These occur at the following locations:



Diagonally downward and

- eastward from the west basement window on the north elevation.
- Vertically on face and to the north of the chimney base on the west elevation and vertically down from the south basement window on the west elevation.
- Vertically downward from the east corner of the west basement window on the north elevation.

The loosened and cracked stonework should be removed and re-set using hidden stainless steel ties and an appropriate setting and pointing mortar.

- Most of the steel angle lintels that span over windows and doors have at least a moderate amount of rust and *should be cleaned and coated with a rust inhibitive paint.*
- Some of the lintels have corroded to the point that the expanding rust has caused the supported masonry to be jacked upward and shift and crack. This occurs at the following locations:

- At the east elevation, over the tops of all of the basement windows and over the tops of both windows of the vestibule, where the entire run of masonry above has been lifted, and over the south window of the vestibule.



- Over the first floor window to the east of the vestibule on the south elevation.

- At the south and west elevations over the door and windows of the vestibule, jacking the brickwork upward as at the ease side of the pavilion.

All of the rust-jacking lintels must be exposed by brick removal and replaced with new hot-dip galvanized lintels that are properly flashed and then the removed brick replaced with matching brickwork.

- The brickwork at the upper portion of the west chimney has deteriorated and failed *and needs to be taken down and reconstructed.*
- There is a small patch of efflorescence on the west face of the chimney, suggesting that water is seeping into the chimney and finding its way out through the brickwork. *This condition should be investigated as part of the chimney rebuild.*



The gutters and fascia boards have been removed or have fallen off nearly all of the roof eaves, leaving the angled tails of the rafters exposed and, unfortunately, in many places rotting. This has occurred at at least the north and south elevations. *The rafter ends should be cut off and replaced with matching extensions that are plywood gusseted to remaining sound material, at least the fascia, if not the gutter as well, should be reinstalled to provide proper water protection to the new rafter ends.*



Exterior Stairway-

- There are numerous cracks running through the brick and stone walls of the curving front stairway and areas where the brickwork has fragmented from the structure below and deteriorated with repetitive horizontal cracks running through the mortar joints.
- The brick stair treads are deteriorating, with eroded and cracked sky-facing mortar joints and bricks loosening and separating from the supporting construction below.



- *The extent and nature of the damage to this stairway is such that it cannot feasibly be saved in place, rather, it should be demolished and reconstructed or replaced.*

Interior/ Basement-

- There are several long cracks running through the basement floor slab, mostly occurring in the east-west direction. These cracks are likely related to curing shrinkage stresses in the concrete rather than settlement, since the floor is relatively level. *The cracks should be filled with sealant or grout.*
- There was a small wet area on the floor near the southwestern-most column. This may be from water either seeping through the wall or through the floor and should be investigated. The sump pit was not overtopped at the time of my visit, so floor seepage seems unlikely.
- There are several wood-framed partitions in the basement. The wall between the stairway and the south portion of the basement is uneven and bowing to one side.
- There are numerous cracks in the surface parging on the west foundation wall. This is consistent with the deterioration noted on the outside. *The cracks should be pointed and/or grouted and re-parged.*
- Much of the south wall has peeling paint and missing parging, exposing the mortar joints and bare stonework beneath. This wall is nested into the sloping grade behind it and appears to be a significant avenue for water to seep into the basement from the exterior grade. *The stonework should be deeply cut and pointed with a stiff, cement-based mortar and the wall re-parged and painted. An attempt should also be made to catch and channel water from the ground surface above and away from the foundation.*



Interior/ First Floor-

- There are some minor plaster cracks in the ceiling and east wall of the front hall that likely relate to normal bending deflections and seasonal moisture changes in the wood framing and *do not appear to be of structural concern.*
- There is also a vertical plaster crack in the east wall of the living room that has two diagonal cracks fanning out of its lower half. The bottoms of the fanning cracks land atop post-supported beams in the basement. The most likely cause of these cracks is the possibility that this wall is partially supporting the second floor and attic and lands on a common floor joist and causing it to sag. *The size and condition of this joist should be exposed above the basement ceiling and investigated and the joist sistered with another lamination if needed.*
- The top of the north opening in the living room east wall, which leads to the front entry hall, sags. The header spanning this opening should be checked to determine if it is overloaded, and then reinforced if needed.
- There are diagonal cracks in the east wall of the front entry hall that likely relate to sagging of the supporting joists, below. *These should also be exposed and checked to see if they are sufficient for the load that is on them, and reinforced if needed.*
- The floor of the presumed mud room at the northeast corner of the house has a hump in the center of it suggesting a buckling condition or uneven support. This should be investigated and repaired as needed.
- There is water-related plaster damage on the eastern edge of the presumed dining room's ceiling. *The likely source of leakage is the exterior wall or second floor window, above, and should be investigated and corrected.*



Interior/ Second Floor-

- There are diagonal cracks running across most of the plaster ceilings. This is most likely due to thermal and moisture movements in the wood framed attic floor construction above the ceiling, given that the attic is an unheated, unconditioned space, and not likely

from any lateral loading of this otherwise rigid masonry walled structure. *These cracks, in our opinion, are of little structural concern.*

- The floor surfaces are level and true and the walls display no significant visible cracks.
- There is water damage on the center of the master bedroom ceiling, ironically near the overhead light fixture. The source of the water is unclear, but likely comes from roof leakage landing on the attic floor, above. *This condition should be investigated and corrected.*

Interior/ Attic-

- The trimmer joists at each side of the four dormers are single rather than doubled members, even though they are carrying more load than the single common rafters. *The trimmer rafters should be analyzed and sistered with additional laminations.*
- There are signs of past or present water leakage through the roof flashing or cricketing at each of the two chimneys. *This condition should be investigated, and corrected if needed.*



Garage

Exterior-

- The exterior brickwork is in good condition.
- The steel lintel over the window at the center of the north wall is noticeably rusted and *should be cleaned and coated with a rust-inhibitive paint.* The other lintels do not appear to be rusted *but could use a coat of paint as well.*
- The concrete apron in front of the south garage bay has cracks running through it *and should be replaced.*



Interior-

- The underside of the roof sheathing above the north wall and within the west roof facet have spots of white mold surrounding many of the roofing nails. This may be related to past or present roof leakage or condensation *and should be investigated and abated.*

FEASIBILITY OF RELOCATING STRUCTURES

Residence

The residence is constructed with heavy brick and stone walls and a much lighter wood floor and roof construction within them. It is also nested into a recess that was presumably blasted into bedrock at the very top of a hill.

The standard way of moving a structure is to pass steel “needle” beams beneath its main floor and install secondary beams and blocking to transfer the weight of the structure onto the “needles”. The structure is then detached from its foundation and lifted by jacks situated under the needles and multi-wheeled trucks (in this case automated wheeled rollers) are placed beneath them. The structure is then driven to the new location, and then lifted and lowered onto a new foundation.

Several attributes of the Mount Gilboa Road site, and structure, make this a difficult, or even unachievable operation:

- The fact that it is nested into a blasted recess in the top of a hill make the needling and lifting operation difficult, especially since the south wall of the structure lands on the top of bedrock that is about even with the first floor, and above the elevation of where the needles would be able to be run through. This means that the bedrock would need to be blasted or excavated away for the needles to be installed to support this wall.
- The stone foundation that runs under the brick walls, as well as the curved monumental stairway as the front of the structure would need to be demolished in order for the trucks to be driven under the needles and the structure to be driven out, adding to the cost of the operation.
- The presence of the relatively massive brick walls that comprise the superstructure of the residence add a significant amount of weight to the overall mass that must be lifted, making this structure more than double the weight of a more typical wood-framed structure.
- The fact that it is at the top of a steeply sloping, relatively narrow driveway, makes moving the structure much more difficult due to the fact that the structure, with its enclosing brick walls, must be kept level, or else the brick walls, along with the chimneys, could topple over. Maintaining the levelness of such a large structure moving wheeled trucks driving down the a steep slope would be extremely difficult and would require significant additional jacking, shimming and leveling that would add significant difficulty and risk to the operation.

- The fact that the structure is quite large will also add to the complexity of the move, as power lines, tree limbs and maybe even some utility poles would need to be temporarily removed to allow the structure to traverse the surrounding suburban streets.

It is for the above reasons that we do not believe that the Residence can feasibly be moved.

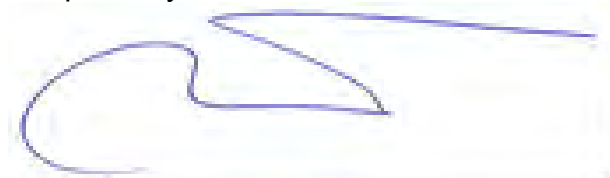
Garage

The Garage is basically a hollow brick masonry shell with a wood-framed roof. The walls would need to be supported at their bases and laterally supported before they can be lifted in order to prevent them from buckling sideways (like an upside-down open box), since there is no lower floor diaphragm as in there is in the Residence (like a closed box).

Because of this, it would be more expensive to move the walls than it would be to rebuild them, leaving just the roof structure as an original element. Therefore, we do not believe moving the garage is practically viable either.

Thank you for the opportunity to evaluate these interesting structures. Please contact me if you have any questions or if we can be of further service.

Respectfully Yours,



John M. Wathne, PE, President
Structures North Consulting Engineers, Inc.

REGULATORY ASSESSMENT

Several existing government laws, regulations, and standards will influence how the land and buildings on Mount Gilboa can be used in the future. Massachusetts General Law protects some or all of the 1.2 acres as conservation land. Arlington's Zoning bylaw and Conservation, Historic Districts, and Historical Commission regulations impact use of the land and the Lester Hayden House. Federal guidelines outline accessibility requirements for outdoor recreation facilities. Details and assessments of these laws, regulations, and standards appear below, along with a summary of implications for future use of the 10.2-acre property.

REGULATORY ASSESSMENT SUMMARY

- | | |
|--|---|
| <ul style="list-style-type: none">~ All of Mt. Gilboa's 10.2 acres (8 parcels) are presumed to be protected as conservation land by MGL Article 97 and subject to the provisions of the Public Lands Preservation Act. A change in use or sale of the land would require a unanimous vote of the Arlington Conservation Commission and Town Meeting, and a 2/3 vote of both branches of the legislature.~ The entire site is zoned as Open Space; this designation limits future uses of the property to cultural, entertainment, and recreation-related activities, with the exception of the 1.795-acre Hayden house and garage property. This parcel is grandfathered for single-family residential use.~ Arlington Conservation Commission (ACC) has adopted "regulations" that limit human interaction with the property to passive recreation.~ The Lester Hayden house and garage are contributing resources within the Mount Gilboa/Crescent Hill Local Historic District. Alteration of the exteriors of these buildings must be reviewed/approved by the Arlington Historic Districts Commission. | <ul style="list-style-type: none">~ Demolition of the house and/or garage are subject to review and approval by the Arlington Historical Commission and Arlington Building Commissioner through the Demolition Delay Bylaw process. A delay of twelve months could be placed on the house, should the Town opt to remove it.~ In its current condition, the house does not comply with requirements of the Americans with Disabilities Act (ADA). A change in use of the house, if permitted, will require significant upgrades to access.~ Arlington's Accessibility Coordinator adheres to the standards/guidelines developed at the Federal level for trail and trailhead development. Currently, the surfaces, widths, and gradients of the Mount Gilboa trail system do not meet these standards/guidelines.~ Mount Gilboa's existing trailheads do not contain information required by the Accessibility Standards for (Federal) Outdoor Developed Areas, including trail lengths, surfaces, and grade levels. |
|--|---|

STATE REGULATIONS

M.G.L. Article 97, and Public Land Preservation Act (Acts of 2022, Chapter 274)

According to data and mapping provided by the Executive Office of Energy and Environmental Affairs (EEA), all of Mount Gilboa's 10.2 acres are protected by Article 97 and thus subject to the provisions of the Public Lands Preservation Act (PLPA).¹ M.G.L. Article 97, approved in 1972, secured citizens' rights to "clean air and water, freedom from excessive and unnecessary noise, and the natural, scenic, historic, and esthetic qualities of their environment," and the right to protect these. Specifically, "lands and easements taken or acquired for such purposes shall not be used for other purposes or otherwise disposed of except by laws enacted by two-thirds vote...of each branch of the general court." The PLPA, adopted in 2022, codified Article 97 by outlining steps for disposing or changing use of protected land.

Assessment:

- Protection status of 3.21 acres of Mount Gilboa's 10.2 acres under Article 97 and the PLPA remains an outstanding question (the accuracy of EEA data needs to be confirmed).
- If confirmation of Mount Gilboa's state-level protection status is obtained, dispossession of the 10.2 acres, including the 1.795 acres holding the Lester Hayden house and garage would require (1) a unanimous vote of the Arlington Conservation Commission and Town Meeting, and (2) a two-thirds vote of the Massachusetts Legislature.

TOWN REGULATIONS

Open Space Zoning

The entire 10.2-acre Mount Gilboa site is **zoned as Open Space**.² This zoning designation is defined by the EEA as "limited protection."³ Per the Town of Arlington Zoning Bylaw, uses in Open Space Zoning Districts are limited to the following:

- ~ Park, playground, or similar outdoor recreation facility
- ~ Accessory off-street parking and loading (through Special Permit)
- ~ Temporary food or beverage concession for or not for profit
- ~ Fundraising event conducted by an Arlington-based non-profit organization, with no automated amusements
- ~ Temporary outdoor recreation, for or not for profit
- ~ Temporary cultural arts and/or entertainment activity for or not for profit
- ~ Other accessory use customarily incidental to primary use (through Special Permit)

¹ Confirmation of Article 97 protection has been confirmed for 6.18 acres of the total 10.2. Status of the remaining 3.82 acres is presumed.

² Town of Arlington Zoning Bylaw Section 5.6, updated to April 24, 2023 (Town of Arlington website)

³ MassGIS Data: Protected and Recreational Open Space: <https://www.mass.gov/info-details/massgis-data-protected-and-recreational-openspace#definitions-of-%22level-of-protection%22->

Non-Conforming Use

The 1.795 acres containing the Lester Hayden house and garage are grandfathered as a non-conforming, single-family residence. Nonconformance is defined as “a condition that occurs when a lot, structure, building, sign, development, or land use that legally existed before the effective date of [the Zoning] Bylaw or any amendments to it does not conform to one or more of the regulations that currently applies to the district in which the lot, structure, building, sign, development, or use is located.”

Assessment:

- Mount Gilboa’s location within an Open Space zoning district places limits the use of the property for recreation, cultural, and entertainment activities; proposed alternative uses would require a variance.
- Use of the 1.795-acre Hayden house and garage property is limited to those uses permitted in Open Space zoning districts, and to its grandfathered use as a single-family residence.

Arlington Conservation Commission Regulations

The Arlington Conservation Commission classifies the 10.2-acre Mount Gilboa area as **conservation land**, and has enacted the following regulations to oversee this and other conservation lands in the Town:⁴

1. Conservation areas are open daily from dawn until dusk.
2. Do not remove, cut, or damage trees, shrubs, plants, flowers, or wildlife.
3. Do not deface any natural or human-made objects.
4. Do not dump or leave litter or garbage. Carry out what you carry in.
5. Do not build fires.
6. Do not feed waterfowl.
7. Alcoholic beverages are not allowed.
8. Hunting, shooting or trapping are not allowed. Fishing is allowed only where posted.
9. Camping is not allowed.
10. Bicycles are not allowed except on designated bike trails.
11. Horses are not allowed.
12. Vehicles are not allowed except for authorized maintenance activities.
13. Cutting of trails, erection of signs, building of structures, digging of holes, or damming of streams is not allowed except by written authorization of the Commission.
14. The use of conservation lands for commercial purposes is not allowed except by written authorization of the Commission.

Assessment:

- While the Conservation Commissions regulations appear on the town’s website, they are not listed on the kiosk or signs at Mount Gilboa’s trailheads.
- Without regular monitoring of Mount Gilboa’s use by members of the Commission, or the Conservation Stewards, violators are difficult to apprehend, and fines are difficult to impose.

⁴ Approved March 21, 2002 (Town of Arlington, Conservation Commission website)

15. Additional restrictions may be established in some areas for wildlife and habitat protection.
16. All public safety bylaws of the Town apply to conservation lands.

Fines of up to \$100 may be imposed by the Commission on users violating these regulations.

Arlington Historic Districts Commission Regulations (MGL Chapter 40C)

The Lester Hayden house, constructed in 1924, is one of 104 contributing resources within the Mount Gilboa/Crescent Hill Local Historic District (LHD), established in 1991. Descriptions of the house and the Mount Gilboa Conservation Area are included in a Local Historic District study report, completed in 1991. Inclusion in the LHD requires that a resource (in this case, a building) possess architectural and/or historical significance, and the Lester Hayden house was determined in the study report to possess both. Any changes to the exterior of the house as recommended by this study will require review by the Arlington Historic Districts Commission. (See Endnote 1 for a list of exemptions.¹)

Assessment:

- Modifications/alterations to the exterior of the Hayden house and garage must be approved by the Arlington Historic Districts Commission, through the “certificate of appropriateness” process. This may prevent removal of exterior features, such as the staircase, and may limit the extent to which the house can achieve ADA compliance (see “Building Access,” below).

Arlington Historical Commission Regulations – Demolition Delay Bylaw (Town Bylaws Title VI, Article 6)

Should removal of the Lester Hayden house and garage be deemed preferable, demolition would need to be reviewed and approved by Arlington’s Historical Commission, through the Demolition Delay Bylaw. This Bylaw was adopted for *“the purpose of preserving and protecting, through advance notice of their proposed demolition, significant buildings within the Town which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the Town, to encourage owners of preferably-preserved significant buildings to seek out persons who might be willing to purchase and to preserve, rehabilitate, or restore such buildings rather than demolish them, and by furthering these purposes to promote the public welfare, to preserve the resources of the Town, and to make the Town a more attractive and desirable place in which to live.”* To achieve these purposes, the Arlington Historical Commission was empowered to advise the Arlington Building Inspector with respect to the issuance of permits for demolition, and the issuance of demolition permits for significant buildings is regulated as provided in this Bylaw. (See Endnote 2 for a summary of the Demolition Delay Process.²)

Assessment:

- Demolition of the house (and potentially the garage) may be subject to a one-year delay, should the Arlington Historical Commission deem the property to possess historical significance, and should thus be preferably preserved.

FEDERAL ACCESSIBILITY REGULATIONS

Buildings

In its current condition, the house does not comply with requirements of the Americans with Disabilities Act (ADA). *(Detail forthcoming)*

Trails

One goal of Arlington's 2022-2029 *Open Space and Recreation Plan* is to "[e]nsure the town recreational facilities, conservation areas, and other public spaces meet local needs and accessible, safe, and welcoming to all Arlington residents."⁵ To support this goal, the United States Access Board has created *Accessibility Standards for (Federal) Outdoor Developed Areas*, including trails, trailheads and other recreation facilities and amenities,⁶ and the United States Department of Agriculture, acting through the Forest Service, has developed trail accessibility guidelines (FSTAG) in alignment with the Access Board standards.⁷ The Massachusetts Department of Conservation and Recreation adheres to the FSTAG for development and maintenance of hiking trails throughout the state. **While these standards/guidelines have no legal effect on local governments subject to the Americans with Disabilities Act, the Town of Arlington may use the provisions for guidance in creating new and amending existing trails.**

- ~ A trail is defined as a pedestrian route developed primarily for outdoor recreational purposes.
- ~ When a trail is designed for use by hikers or pedestrians and directly connects to a trailhead or another trail that substantially meets the technical requirements for trails, the trail must comply with the technical requirements.
- ~ Only trails that directly connect to a trailhead or another trail that substantially meets the technical requirement for trails are required to comply with technical requirements.
- ~ When the original design, function or purpose of an existing trail is changes, regardless of the reason, and the altered portion of the trail directly connects to a trailhead, the altered portion of the existing trail must comply with the technical requirements.

See Endnote 3 for a list of technical requirements for trails and exemptions to these requirements.³

Assessment:

- Arlington's Accessibility Coordinator follows to the standards/guidelines developed at the Federal level for trail development, and currently, Mount Gilboa's trail system, including trail surfaces, widths, grades, and other trail features, does not meet these standards/guidelines.

Trailheads

The United States Access Board defines a trailhead as "an outdoor space that is designated by an entity responsible for administering or maintaining a trail to serve as an access point to the trail." Information

⁵ Arlington Open Space and Recreation Plan, 2022-2029, 1

⁶ The Access Board's standards, developed in 2004 and updated in 2013, pertain to facilities covered by both the Americans with Disabilities Act (ADA) of 1990 and the Architectural Barriers Act (ABA) of 1968.

⁷ United States Department of Agriculture, *Forest Service Trail Accessibility Guidelines (FSTAG)*

about trails and trail characteristics is typically found on a sign or signs at the trailhead, on printed material (maps), and/or on the internet, accessed via a smartphone. New trailheads, whether marking a new or existing trail, must contain the following information:

- ~ Length of the trail/trail segment
- ~ Type of trail surface
- ~ Typical and minimum trail tread width
- ~ Typical and maximum trail grade
- ~ Typical and maximum trail cross slope

If benches, picnic tables, trash/recycling receptacles, or other constructed facilities are stationed at trailheads, a minimum of 20% (and no less than one) of the facilities must comply with applicable accessibility standards.

Assessment:

- Arlington's Accessibility Coordinator follows the standards/guidelines developed at the Federal level for trailheads, and currently, Mount Gilboa's trailheads do not meet these standards/guidelines. Minimally, the trailheads need to be modified to include signs with information about trail lengths, surfaces, and grade levels.

OUTSTANDING REGULATORY ISSUES

- The extent to which all of Mt. Gilboa's acreage (10.2), including each of the eight parcels, is protected as conservation land under Article 79 is unclear. A portion of the acreage – 6.18 – was protected in 1978 as part of a Self-Help Program initiative (Massachusetts Executive Office of Environmental Affairs). Documentation as to the status of the remaining 4.02 acres, including the 1.795-acre parcel containing the Hayden house and garage, has not been found.
- Should removal of the Hayden house and garage be seen as desirable and removal is approved through the Demolition Delay process, it is unclear whether another single-family structure (the grandfathered non-conforming use) could be constructed in its place.
- The role of the Arlington Historic Districts Commission in the demolition of buildings within a Local Historic District needs to be confirmed. AHDC regulations state, "No building or structure within any District shall be removed, constructed or altered in any way...unless the **relevant** Commission shall first have issued a certificate of appropriateness, non-applicability, or hardship..." It is unclear whether this refers to the HDC or the Arlington Historical Commission (as discussed, the AHC administers the Demolition Delay Bylaw).

PRELIMINARY STUDY RECOMMENDATIONS

- To assure long-term protection of Mount Gilboa as open space, the Town should place a permanent conservation restriction on the entire 10.2 acres.
- Efforts to improve stewardship of Mount Gilboa should include upgrades to trails and trailheads per current accessibility standards.

ENDNOTES

¹ Exemptions from review in the Mount Gilboa/Crescent Hill Local Historic District include:

- ~ Temporary structures or signs, subject, however, to such conditions as to duration of use, location, lighting, removal, and similar matters as the relevant Commission may reasonably specify;
- ~ Terraces, walks, driveways, sidewalks, and similar structures, or any one or more of them provided that any such structure is substantially at grade level;
- ~ Walls and fences, or either of them, except those which front directly on a public way, or on a private way open to public travel;
- ~ Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae, and similar appurtenances, or any one or more of them'
- ~ The color of paint;
- ~ The color of materials used on roofs;
- ~ The reconstruction, substantially similar in exterior design of a building, structure, or exterior architectural feature damaged or destroyed by fire, storm, or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence;
- ~ The replacement of existing wood or aluminum gutters with fiberglass gutters, provided that the fiberglass replacements shall be 1) substantially similar in size, design, and installation to those being replaced and 2) subject other such conditions as to manufacturer, installation details (including paint), documentation requirements, and similar matters as the relevant Commission may reasonably specify.

² The procedure for review under the Demolition Delay Bylaw is as follows:

- A. The Building Inspector, on the day of receipt of an application for demolition of a listed significant building or within the next five successive business days, shall cause a copy of each such application for a demolition permit to be forwarded to (or shall satisfy themselves that a duplicate of such application has been submitted to) the Commission. No demolition permit shall be issued at that time. Within five business days of the receipt by the Building Inspector of said application they shall personally inspect the site of the proposed demolition to verify the accuracy of the information contained in the application with particular attention to the correctness of the address listed.
- B. The Commission shall fix a reasonable time, within 30 days of receiving a copy of such application, for a hearing on any application and shall give public notice thereof by publishing notice of time, place, and purpose of the hearing in a local newspaper at least fourteen days before said hearing and also, within seven days of said hearing, mail a copy of said notice to the applicant, to the owners of all property deemed by the Commission to be affected thereby as they appear on the most recent local tax list, to the Arlington Historic Districts Commission and to such other persons as the Commission shall deem entitled to notice.
- C. If, after such hearing, the Commission determines that the demolition of the significant building would not be detrimental to the historical or architectural heritage or resources of the Town, the Commission shall so notify the Building Inspector within ten (10) days of such determination. Upon

receipt of such notification, or after the expiration of fifteen (15) days from the date of the conduct of the hearing if such person has not received notification from the Commission, the Building Inspector may, subject to the requirements of the State Building Code and any other applicable laws, bylaws, rules and regulations, issue the demolition permit.

- D. If the Commission determines that the demolition of the significant building would be detrimental to the historical or architectural heritage or resources of the Town, such building shall be considered a preferably-preserved significant building.
- E. Upon a determination by the Commission that the significant building which is the subject of the application for a demolition permit is a preferably-preserved significant building, the Commission shall so advise the applicant and the Building Inspector, and no demolition permit may be issued until at least twelve months after the date of the application for demolition.
- F. Notwithstanding the preceding sentence, the Building Inspector may issue a demolition permit for a preferably-preserved significant building at any time after receipt of written advice from the Commission to the effect that either
 - 1. the Commission is satisfied that there is no reasonable likelihood that either the owner or some other person or group is willing to purchase, preserve, rehabilitate or restore such building, or
 - 2. the Commission is satisfied that for at least twelve months the owner has made continuing bona fide and reasonable efforts to locate a purchaser to preserve, rehabilitate and restore the subject building, and that such efforts have been unsuccessful.
- G. No permit for erection of a new structure on the site of an existing significant building may be issued prior to issuance of a permit for demolition of such existing building.
- H. No permit for erection of a new building, paving of drives or for parking shall be issued for two (2) years if a structure is demolished in violation of this bylaw.

Nothing in this bylaw shall be deemed to conflict with the provisions of the Historic Districts Act, General Laws, Chapter 40C, with respect to requirements as to notice, a hearing and issuance by the Arlington Historic District Commissions of a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship prior to demolition of any building in an historic district, provided, however, that any temporary building erected or maintained in an historic district pursuant to a certificate issued by the Arlington Historic District Commissions may be demolished in a manner not inconsistent with the terms of said certificate.

³ Technical Requirements for Trails as established by the United States Access Board include:

- ~ Surfaces of trails, passing spaces, and resting intervals must be firm and stable.
- ~ Clear tread width of trails must be a minimum of 36 inches, maintained for the entire distance of the trail, unimpeded by gates, barriers, or other obstacles.
- ~ Passing spaces must be provided at intervals of at least 1,000 feet if trails are less than 60 inches in width.

- ~ Trail obstacles (anything that interrupts the evenness of the tread surface) cannot exceed one-half inch in height on concrete, asphalt, or boards, and two inches on other materials. Spacing between obstacles should be at least 48 inches.
- ~ Trail gaps and openings must be small enough so that a sphere more than one-half inch in diameter cannot pass through and be placed perpendicular to the direction of travel.
- ~ Running slope exceeding 5% should be limited to the following, and should never exceed 12%:
 - o 5% to 8.33% - no more than 200 feet
 - o 8.33% to 10% - no more than 30 feet
 - o 10% to 12% - no more than 10 feet
- ~ Cross slope should range from 2% (impermeable material) to 5%.
- ~ Resting intervals are required when a running slope exceeds 5%.
- ~ Protruding Objects should be eliminated, except for natural features, such as boulders or ledges.

General Exceptions to Technical Requirements for Trails

Where a condition does not permit full compliance with a specific technical requirement on a trail segment, that trail segment shall comply with the specific requirement to the maximum extent practicable. General exceptions to these requirements apply if a trail segment meets one or more of the following conditions:

- ~ The combination of trail running slope (grade) and cross slope exceeds 1:2.5 (40 percent) for over a distance of 20 feet (6m).
- ~ The surface is not firm and stable for a distance of 45 feet or more (14 m).
- ~ The minimum trail width is 12 inches (305 millimeters) or less for a distance of at least 20 feet (6100 mm).
- ~ A trail obstacle of at least 30 inches (770 mm) in height extends across the full width of the trail.
- ~ One or more conditions exist that result in significant deviations from the technical requirements for over 15 percent of the length of the trail.

RESOURCES

Arlington Assessor's Database: <https://arlington.patriotproperties.com/default.asp>

Arlington Open Space and Recreation Plan, 2022-2029: <https://www.arlingtonma.gov/town-governance/boards-and-committees/open-space-committee/open-space-plans>

Town of Arlington website (Zoning Bylaw, Conservation Commission, Historical Commission, Historic Districts Commission): <https://www.arlingtonma.gov/>

MassGIS Data: Protected and Recreational Open Space: <https://www.mass.gov/info-details/massgis-data-protected-and-recreational-openspace#definitions-of-%22level-of-protection%22->

Massachusetts General Law:

Article 97: <https://malegislature.gov/Laws/Constitution#amendmentArticleXLVIII>

Public Lands Protection Act:

<https://malegislature.gov/Laws/SessionLaws/Acts/2022/Chapter274#:~:text=Acts%20%282022%29%20Chapter%20274%20AN%20ACT,PRESERVING%20OPEN%20SPACE%20IN%20THE%20COMMONWEALTH>

United States Department of Agriculture, *Forest Service Trail Accessibility Guidelines* (FSTAG):

<https://www.fs.usda.gov/sites/default/files/FSTAG-2013-Update.pdf>